

I. INTRODUCTION

A. PROJECT DESCRIPTION

Jackson Pendo Development Company (“Applicant”) is processing an application for approval of the Otay Ranch Village 14 and Planning Areas 16/19 (Proposed Project). This Specific Plan was prepared for the Land Exchange Alternative being analyzed as part of the Otay Ranch Village 14 and Planning Areas 16/19 EIR. The property within the Land Exchange Alternative is in an unincorporated area in southwestern San Diego County, as depicted on Exhibit 1, Regional Location Map, and falls within the boundaries of several County-approved plans, including the San Diego County General Plan (County General Plan), the Jamul/Dulzura Subregional Plan (JDSP) and the Otay Ranch General Development Plan/Otay Subregional Plan, Volume II (Otay Ranch GDP/SRP). The Specific Plan includes Otay Ranch Village 14 and Planning Areas 16/19 as described in the Otay Ranch GDP/SRP (Land Exchange Alternative). A summary of the County-approved plans is provided below in Section 1.C. – Project Planning Context and Location.

On October 28, 1993, the County Board of Supervisors adopted the Otay Ranch GDP/SRP and Otay Ranch General Plan Amendment, GPA 92-04. The Board of Supervisors also adopted Policy I-109, which states:

It is the policy of the Board of Supervisors that Otay Ranch Associated Documents listed below, all on file with the Clerk of the Board of Supervisors and identified by the Document Numbers indicated below, shall be used in the preparation of plans, reports and other documents for the Otay Ranch project; County decision-makers and staff shall assure that applications submitted for the development portions of the Otay Ranch project are consistent with these Associated Documents:

- *Mitigation Monitoring Program (Doc. No. 759220)*
- *Resource Management Plan (Doc. No. 759221)*
- *Village Phasing Plan (Doc. No. 759222)*
- *Facility Implementation Plan (Doc. No. 759223)*
- *Service Revenue Plan (Doc. No. 759224)*

The following definitions will be utilized throughout this Specific Plan:

“County”:

The “County” is the County of San Diego Jurisdiction

“RMP Preserve”:

The County of San Diego MSCP Plan (1997) (MSCP County Subarea Plan) implements the MSCP Plan within the unincorporated areas of the County of San Diego and encompasses 152,132 acres. The MSCP County Subarea Plan and Implementing Agreement (IA) incorporate the Otay Ranch Resource Management Plan (RMP) into the MSCP Plan. The RMP and the 11,375-acre Otay Ranch RMP Preserve (RMP Preserve) serve as mitigation for biological impacts identified in the Otay Ranch GDP/SRP Final Program EIR (Otay Ranch PEIR (City of Chula Vista and County of San Diego 1993c); IA Section 10.5.2). The RMP Preserve is a hardline preserve system

included in the MSCP Subregional Preserve and includes land reserved for mitigation¹ for impacts to sensitive resources as a result of Otay Ranch Development.

“Otay Ranch RMP” and “MSCP Preserve”:

The Otay Ranch RMP provides for the conservation, funding and management of the entire 11,375-acre RMP Preserve. The MSCP County Subarea Plan IA describes the County’s required contribution to the MSCP Preserve. The IA states that the required mitigation for Otay Ranch includes “protection of the areas identified as preserved in the boundaries of the Otay Ranch project including approximately 11,375 acres” of the Otay Ranch RMP Preserve. Therefore, the Otay Ranch RMP Preserve is a subset of the MSCP Preserve. The portion of the Land Exchange Alternative’s land designated RMP Preserve, while considered MSCP Preserve, is unique to Otay Ranch and includes 403.9 acres in Village 14 and 1,344.9 acres in Planning Areas 16/19, for a total of 1,748.8 acres within the Land Exchange Area.

“Preserve Conveyance Obligation”:

To satisfy assemblage of the 11,375-acre RMP Preserve ranch-wide, a “Preserve Conveyance Obligation” is prescribed in the Otay Ranch RMP. The Preserve Conveyance Obligation is 1.188 acres of RMP Preserve land for 1 acre of development, as further defined in the adopted Otay Ranch RMP. This obligation, which is the primary basis of the Land Exchange Alternative’s required mitigation, may be achieved through conveyance of either the Applicant’s RMP Preserve ownership or through off-site acquisition within the 11,375-acre RMP Preserve.

“Development Footprint”:

The Development Footprint for the Land Exchange Alternative includes areas where there will be either permanent or temporary ground disturbance. The Development Footprint includes all on-site development, off-site improvements and impacts resulting from infrastructure and other allowable uses within the RMP Preserve per Section 1.9.3 of the MSCP County Subarea Plan.

¹ The Land Exchange Alternative may be required to meet additional mitigation requirements. See EIR for additional information.

Otay Ranch Village 14 and Planning Areas 16/19 – Land Exchange EIR Alternative

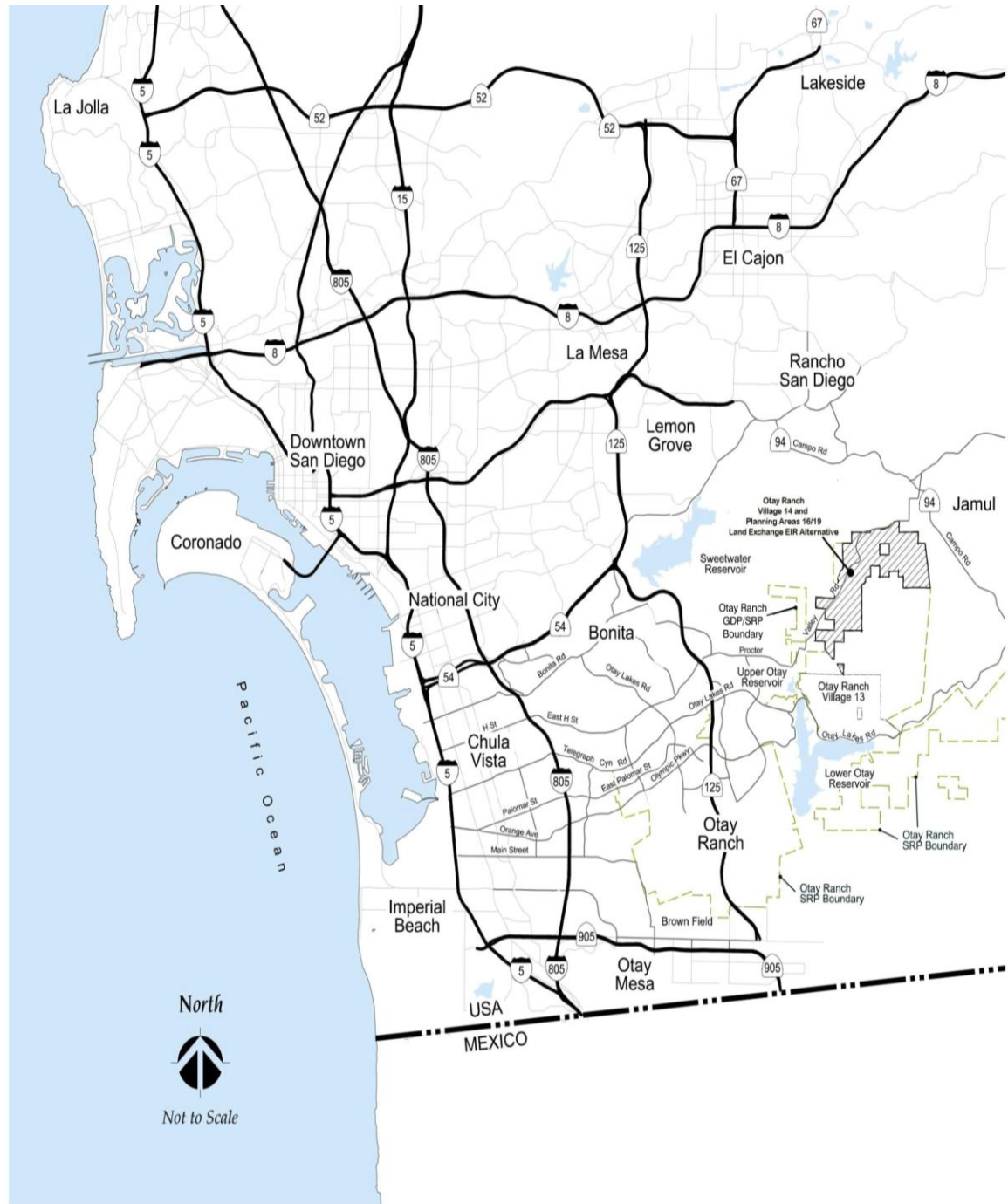
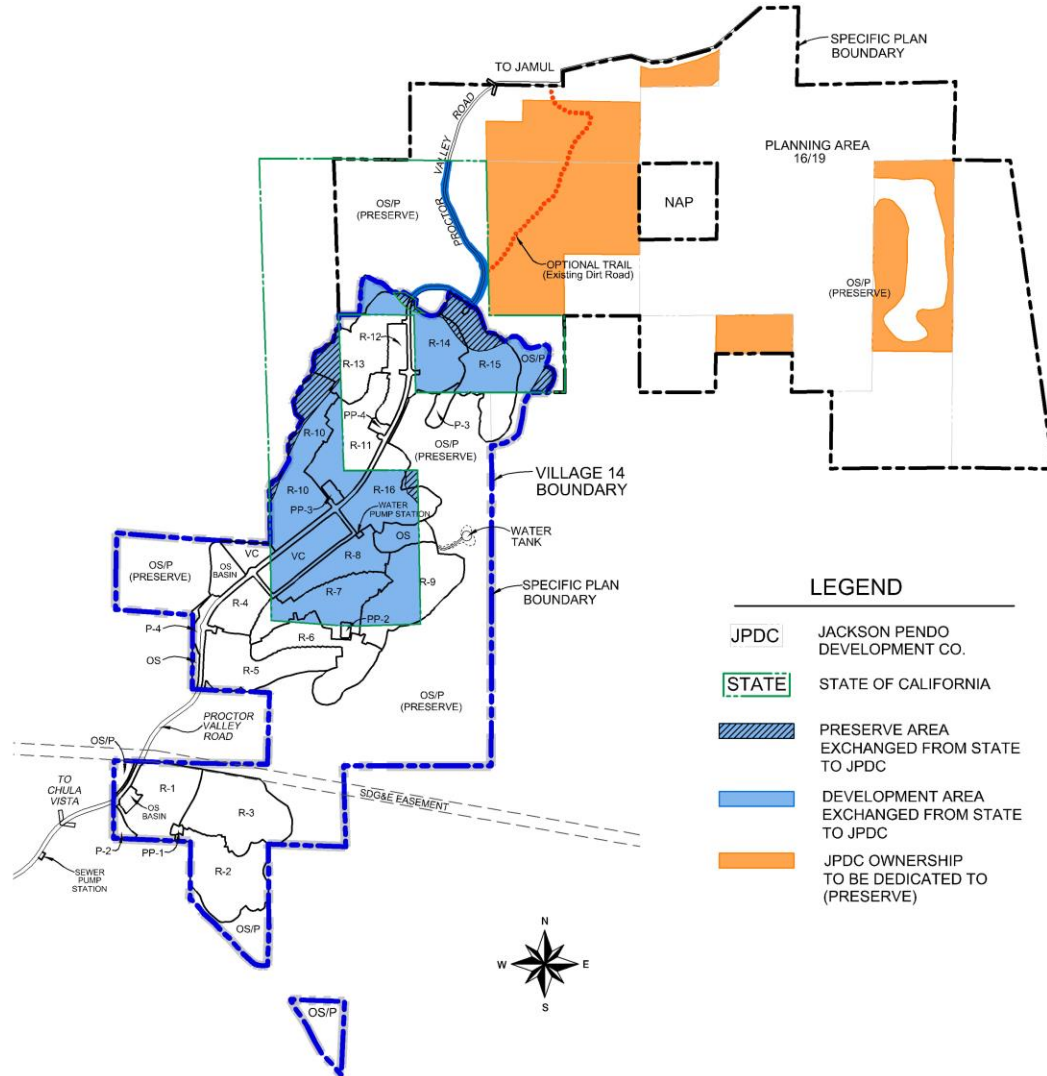


Exhibit 1 – Regional Location Map

Not to scale



10-20-17

Exhibit 2 – Land Exchange Area

Not to scale

Otay Ranch Village 14 and Planning Areas 16/19 – Land Exchange EIR Alternative

The following definitions will be utilized throughout the Specific Plan:

“Land Exchange Area”:

As indicated above, the “Land Exchange Area” is located within Otay Ranch Village 14 and Planning Areas 16/19. The total Land Exchange Area (refer to Exhibit 2, Land Exchange) covers approximately 2,387.4 acres, of which the Applicant owns 1,294 acres, the State of California owns approximately 1,053 acres and 39.9 acres are off-sites. Within the Land Exchange Area, there are 1,002.6 acres in Village 14 and 1,344.9 acres in Planning Areas 16/19. Off-sites include Proctor Valley Road and related utilities in South and Central Village 14.

The State’s ownership is included in the Land Exchange Alternative because a County General Plan Amendment and Otay Ranch GDP/SRP Amendment is required to amend the land uses described below to implement the Land Exchange Agreement.

“Land Exchange Alternative”:

The Land Exchange limits development to Village 14 and converts the majority of development approved by the Otay Ranch GDP/SRP in Planning Areas 16/19 to RMP Preserve. The Land Exchange Alternative assumes the completion of a Land Exchange Agreement with the State of California and a simultaneous boundary adjustment to the MSCP County Subarea Plan and RMP Preserve systems.

Specifically, the Land Exchange Alternative proposes to:

- Exchange 278 acres owned by the State in Village 14 for 278 acres owned by the Applicant in Planning Area 16.
- Amend the MSCP and RMP Preserve boundaries via boundary adjustments for a net increase to the RMP Preserve of 268.5 acres, including the following:
 - Convert approximately 169.8 acres in Planning Areas 16/19 from development to RMP Preserve;
 - Convert approximately 142.3 acres in Village 14 from development to RMP Preserve; and
 - Convert 43.6 acres in Village 14 from RMP Preserve to development.

The Land Exchange Alternative land plan is depicted in Exhibit 4, Land Exchange Alternative Site Utilization Plan. The Land Exchange Alternative requires a Specific Plan, General Plan Amendments, Rezone, Tentative Map, the Otay Ranch RMP Amendment and Boundary Adjustment and MSCP County Subarea Plan Adjustment. The Land Exchange Alternative is analyzed in the Otay Ranch Village 14 and Planning Areas 16/19 EIR as an alternative to the Proposed Project.

“Village 14”:

“Village 14” as referred to herein is a discrete subset of the Land Exchange Area and reflects that portion located exclusively within Village 14. The technical reports primarily focus on Village 14 as this is where the development is planned.

“Proposed Specific Plan “:

The adopted Otay Ranch GDP/SRP requires the preparation of a Site Utilization Plan that describes the proposed land uses. Exhibit 4 depicts the proposed Site Utilization Plan for the Land Exchange Alternative and Table 1 quantifies the land uses.

The Land Exchange Alternative includes approximately 511.1 acres designated for 1,530 homes, 1,124 of which would be traditional single-family homes, 283 would be single family age-restricted and 123 would be multifamily homes. 18 neighborhoods are planned with approximate densities ranging from 1.5 to 15.0 dwelling units per acre. The age-restricted neighborhoods would be gated, as would four of the single-family neighborhoods situated on the largest lots.

Village 14 is planned around a Village Core, centrally located in the heart of the village. Higher density residential uses will be adjacent to the Village Core with single family residential radiating out in decreasing density. The Village Core is comprised of the Neighborhood Center which includes an 8.3-acre elementary school; a 3.9-acre Village Green (public park); a 3.5-acre Mixed Use Site with up to 15,000 square feet of commercial/retail uses and 54 multi-family homes; and a 1.9-acre Village Square Community Facility. The Village Core also includes a 2.3-acre public safety site for a fire station and sheriff's storefront and 69 multi-family townhomes located adjacent to the public safety site.

The Land Exchange Alternative is designed around an active lifestyle and wellness recreation theme and includes an extensive park and recreation system including four public parks totaling 13.5 acres (refer to Exhibit 6). The remaining private recreation facilities include three private swim clubs, a senior activity center, the Village Square community facility and numerous pocket parks totaling approximately 9.5 acres. Approximately 4.5 miles of Community Pathway are proposed along Proctor Valley Road. Approximately 3.0-mile Park-to-Park Loop network connects the single-family neighborhoods to the Community Pathway.

Under the Land Exchange Alternative, with the MSCP and RMP Preserve boundary adjustments and General Plan Amendment, the RMP Preserve would total 1,748.8 acres, consisting of 403.9 acres in Village 14 and 1,344.9 acres in Planning Areas 16/19.

“Circulation and Access”:

Under the Land Exchange Alternative, regional access to Village 14 would be provided by State Route 125 (SR-125), located approximately three miles to the west. Interstate 805 (I-805), approximately eight miles to the west, provides secondary north/south access. SR-54, located approximately six miles to the northwest, connects to SR-125 and I-805, and provides regional east/west access. SR-94, located approximately 3 miles to the northeast, provides access from the east through the Jamul community.

Proctor Valley Road would provide the main access to Village 14. Five roundabouts would identify the entrance into each residential area as well as provide traffic calming at key internal intersections. The internal circulation plan also includes a series of collectors and residential streets to provide access to the residential neighborhoods.

Proctor Valley Road is planned as a two-lane road and is designated as a scenic corridor. The Land Exchange Alternative includes an Otay Ranch GDP/SRP amendment to change the classification of Proctor Valley Road from a 4 Lane Major to a 2 Lane Light Collector. The northern connection of Village 14 to Jamul will be in the alignment of the existing partially-improved Proctor Valley Road and will be paved to provide both public access and secondary emergency access to both communities.

The Land Exchange Alternative Circulation Plan incorporates vehicular and non-vehicular modes of transportation to create an integrated system of roads, bike lanes, trails, pathways, and sidewalks.

B. PURPOSE OF THE SPECIFIC PLAN AND GOVERNMENTAL AUTHORITY

California Government Code (S.65450) authorizes the County of San Diego to adopt Specific Plans. This Specific Plan provides the guidelines for preparation of the subdivision and improvement plans and determines permitted land uses, densities, maximum residential units, required public facilities and compliance with applicable County policies. It is anticipated that refinements such as final road and trail alignments and minor changes in planning area configuration will occur during the development of the implementing subdivisions. Such refinements, with approval of the Director of Planning and Development Services (PDS Director) will not require amendments to this Specific Plan provided the number of residential dwelling units is not exceeded and the overall character of the community is maintained (for further details see Section IV, C, Specific Plan Minor Modifications and Plan Inconsistencies).

C. PROJECT LOCATION AND PLANNING CONTEXT

The Land Exchange Alternative will be developed in the context of local and regional plans, policies, and programs affecting the design and implementation of the community, as described below.

1. SAN DIEGO COUNTY GENERAL PLAN

The County General Plan establishes a set of guiding principles designed to protect the County's unique and diverse natural resources and maintain the character of its rural and semi-rural communities. It reflects an environmentally sustainable approach to planning that balances the need for adequate infrastructure, housing, and economic vitality, while maintaining and preserving each unique community within the County, agricultural areas, and extensive open space. The General Plan directs future growth in the unincorporated areas of the County.

2. JAMUL/DULZURA SUBREGIONAL PLAN – SAN DIEGO COUNTY GENERAL PLAN

Originally adopted by the County Board of Supervisors in 1979 (GPA 74-02) and most recently amended in 2016 (GPA 12-004), the Jamul/Dulzura Subregional Plan

(JDSP) covers an area of approximately 168 square miles in southeastern San Diego County, located generally south of Loveland Reservoir and the Sweetwater River, adjacent to and north of the Mexican border and east of Rancho San Diego. The JDSP implements the principles of the County General Plan Land Use Element and guides new urban development into those areas of the County where urbanization will be least costly, conserves future options for development and helps meet the housing needs of County residents (JDSP 2016, Page 18). The JDSP identifies the Otay Ranch project as a “Specific Planning Area” within its boundary. The development policies for the Otay Ranch project are contained in Volume 2, of the Otay Subregional Plan Text per GPA 92-04 adopted by the Board of Supervisors on October 28, 1993. The policies contained in the JDSP apply to the areas of the Otay Ranch located within the Jamul/Dulzura Subregion. In case of conflict, the policies in the Otay Ranch GDP/SRP shall take precedence (JDSP 2016, Page 11).

3. OTAY RANCH GENERAL DEVELOPMENT PLAN/SUBREGIONAL PLAN

The Otay Ranch GDP/SRP covers approximately 23,000 acres in southwestern San Diego County. Portions of the Otay Ranch are within the City of Chula Vista and County of San Diego. The Otay Ranch GDP/SRP was jointly approved by the County of San Diego and City of Chula Vista on October 28, 1993 and subsequently amended by the County in 2001. The Otay Ranch GDP/SRP identifies the land use patterns and intensities for the Otay Ranch community; identifies Otay Ranch land use, facility, environmental, economic and social goals, objective and policies; informs citizens, the landowner, decision-makers and local jurisdictions of the policies which will guide development within Otay Ranch; guides the coordinated development of Otay Ranch consistent with the goals of the City of Chula Vista, County of San Diego and the region; and provides a foundation for subsequent consideration of Sectional Planning Area (SPA)/Specific Plans (SP) and Subdivision Maps.

4. OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 – LAND EXCHANGE EIR ALTERNATIVE SPECIFIC PLAN

The Otay Ranch GDP/SRP identifies a series of villages and planning areas that will be the subject of future SPA/SPs, which must include detailed development/site utilization plans, including landscape and grading plans at or near a tentative track map level of detail; land uses and acreages for parks, open space, schools, public/community purpose facilities, and residential uses (including lot lines, lot sizes, number of units, density, and parking); physical features and easements, including transit reservation/dedication must be identified; standards for planned public and private street; development standards and detailed design guidelines; demonstrated conformance with the guidelines and policies of the Otay Ranch GDP/SRP; a facility financing and phasing plan; and environmental EIR/RMP requirements and conditions.

The Specific Plan includes portions of Otay Ranch Village 14 and Planning Areas 16/19 and therefore satisfies the Otay Ranch GDP/SRP requirement for a specific plan. Implementation of the Specific Plan requires amendments to (1) the County

General Plan; and (2) the Otay Ranch GDP/SRP necessary to implement the Specific Plan.

5. OTAY RANCH RESOURCE MANAGEMENT PLAN (RMP)

The Otay Ranch Resource Management Plan (RMP) is the regulatory document governing sensitive resources within the Otay Ranch. The Otay Ranch Phase 1 RMP established the Otay Ranch Preserve and Policies. The Otay Ranch Phase 2 RMP is the implementing document that describes the process for conveyance of RMP Preserve land to the Preserve Owner/Manager (POM) and operations and funding of RMP Preserve management and monitoring. The Land Exchange Alternative requires an RMP Preserve boundary adjustment to reflect the Land Exchange Alternative's development footprint within Village 14 and preservation of the majority of Planning Areas 16/19.

6. MULTIPLE SPECIES CONSERVATION PROGRAM (MSCP)

On October 22, 1997, the County of San Diego Board of Supervisors adopted the MSCP County Subarea Plan which includes the Otay Ranch. The MSCP provides for the issuance of federal and state permits and other authorizations under the Federal and State Endangered Species Act (ESA) and the Natural Communities Conservation Plan (NCCP) Act of 1991. The MSCP County Subarea Plan generally incorporates the provisions of the Otay Ranch RMP. The City of San Diego MSCP Cornerstone lands owned by the City of San Diego are governed by the City of San Diego MSCP Subarea Plan. Proctor Valley Road is a "Planned Facility" in the MSCP County Subarea Plan and City of San Diego MSCP Subarea Plan, including the southern connection to the City of Chula Vista. Pursuant to the MSCP County Subarea Plan, Section 19.3.3, *Other Infrastructure within the Lake Hodges and South County Segments*, "Infrastructure necessary and incidental to development project and identified in the projects within the Lake Hodges and South County Segments of the Subarea Plan that contribute open space to the MSCP Preserve are permitted within the MHPA. Mitigation for disturbance inside the MHPA due to infrastructure necessary to support the project shall be as required in the subsequent Subarea Plan chapters." The Land Exchange Alternative includes an MSCP County Subarea Plan boundary adjustment to reflect the Land Exchange Alternative's Development Footprint within Village 14 and preservation of the majority of Planning Areas 16/19.

7. LAND EXCHANGE

The Land Exchange Alternative involves an exchange of certain properties in Village 14 and Planning Areas 16/19 to improve the design of the Otay Ranch Preserve system. The Land Exchange Alternative includes exchanging lands designated in the Otay Ranch GDP/SRP as development and eliminating the majority of development in Planning Areas 16 and 19 for State-owned land designated as development in Village 14. The exchange would result in a development footprint limited to Village 14, while creating a large, contiguous block of RMP Preserve land within Village 14 and Planning Areas 16/19 (refer to Exhibit 2 - Land Exchange).

8. LOCAL AGENCY FORMATION COMMISSION

The policies of the Local Agency Formation Commission (LAFCO) affect the development of the Land Exchange Alternative. The County of San Diego and City of Chula Vista have entered into a Sewage Transportation Agreement that allows sewage flows exclusively from the Otay Ranch in the County of San Diego, including the Land Exchange Alternative, to be conveyed through the Salt Creek Interceptor. Under this agreement, the Land Exchange Alternative will annex into the San Diego County Sanitation District, but sewer flows from the Land Exchange Alternative will be conveyed to the San Diego Metro System via the Salt Creek Interceptor.

9. OTAY VALLEY REGIONAL PARK CONCEPT PLAN

The City of Chula Vista, the County of San Diego and the City of San Diego are jointly planning and implementing the Otay Valley Regional Park (OVRP) through the OVRP Joint Executive Powers Agreement (JEPA). The OVRP planning area includes the land around Upper Otay Reservoir located southwest of the Land Exchange Area. The Specific Plan anticipates trails serving the Land Exchange Alternative will be integrated into the OVRP trail system consistent with the OVRP Concept Plan. The extension of Proctor Valley Road, a scenic highway through Proctor Valley, is within the OVRP planning boundaries.

10. SAN DIEGO NATIONAL WILDLIFE REFUGE

The Specific Plan lies within the planning boundaries of the San Diego National Wildlife Refuge (Refuge). The purpose of the Refuge is to protect, manage and restore habitats for federally listed endangered and threatened species and migratory birds and to maintain and enhance the biological diversity of native plants and animals. The establishment of a refuge boundary allows the U.S. Fish and Wildlife Service to acquire lands from willing sellers at fair-market value or to enter into management agreements with interested landowners. Any landowner within an approved refuge boundary retains all existing rights, privileges, and responsibilities of private-land ownership as determined by local jurisdictions.

11. RANCHO JAMUL ECOLOGICAL PRESERVE

The Land Exchange Alternative is adjacent to the approximately 5,600-acre Rancho Jamul Ecological Reserve, an important component of the MSCP multi-habitat preserve system in southwestern San Diego. Numerous public ownerships connect to provide a large core area of conserved land, including the BLM Otay Mountain Wilderness Area, the U.S. Fish and Wildlife Service San Diego-Sweetwater National Wildlife Refuge, CDFW adjacent Hollenbeck Canyon Wildlife Area and various City and County of San Diego ownerships. The Cleveland National Forest is close but not immediately adjacent to State-owned lands.

12. OTAY RIVER WATERSHED MANAGEMENT PLAN

The Land Exchange Area is located within the Otay River Watershed. The Otay River Watershed Management Plan (ORWMP) addresses strategies intended to assure high water quality standards and to protect aquatic and upland resources in the Otay River Watershed. This plan is intended to serve as a programmatic advisory document for decision-makers to use as a tool. The strategies set forth in the ORWMP are recommendations which may need to be refined further.

13. MSCP COUNTY SUBAREA PLAN - QUINO CHECKERSPOT BUTTERFLY ADDITION

The County of San Diego is processing an addition to the MSCP County Subarea Plan providing for coverage for the Quino Checkerspot Butterfly (QCB). The Applicant is working with County staff to ensure the Land Exchange Alternative Development Footprint is analyzed in the proposed addition.

D. SPECIFIC PLAN APPENDICES

The Otay Ranch GDP/SRP identifies implementation tasks that include preparation of Specific Plans, Public Facilities and Finance Plans (PFFPs), Regional Facilities Reports, and other planning and technical reports. While the Otay Ranch GDP/SRP requires preparation of "plans" at the Specific Plan level, the requirement is fulfilled through a variety of documents including portions of this Specific Plan, appendices to this Specific Plan, EIR technical studies and sections of the PFFP.

Chapter VII, Index of Specific Plan Requirements contains a listing of all the Specific Plan requirements and a description of how each has been met. Technical studies are prepared to support the plans and policies contained in the Specific Plan and provide support information and analysis to enable the Specific Plan to be evaluated in the accompanying Draft Environmental Impact Report. While the Specific Plan is consistent with these technical studies, they are not incorporated into the body of the Specific Plan. Accordingly, implementation of the Specific Plan may deviate from the precise provisions of these documents. Plans prepared as appendices to the Specific Plan are described below.

1. PRESERVE EDGE PLAN (PEP)

The Preserve Edge Plan identifies buffer techniques to be implemented within the 100' area adjacent to the RMP Preserve. The Preserve Edge Plan addresses fuel modification, establishes a landscape palette within the buffer, establishes locations of trails, and other adjacency considerations at the development/RMP Preserve interface. The Preserve Edge Plan complements and integrates the Fire Protection Plan requirements. (Specific Plan, Appendix 1)

2. FIRE PROTECTION PLAN (FPP)

In addition to describing the fire protection facilities that will serve the Land Exchange Alternative, the Otay Ranch Village 14 and Planning Areas 16/19 – Land Exchange EIR Alternative Fire Protection Plan identifies required fire protection measures, establishes a fuel modification zone and identifies plant materials and

maintenance requirements. The Fire Protection Plan also addresses capital, equipment, staffing and funding requirements associated with fire protection and emergency medical service options. (Specific Plan, Appendix 2)

3. ENERGY CONSERVATION PLAN (ECP)

The Otay Ranch GDP/SRP requires the preparation of an Energy Conservation Plan which identifies feasible methods to reduce the consumption of non-renewable energy sources, including but not limited to, transportation, building design and use, lighting, recycling, alternative energy sources, water use and land use. The Land Exchange Alternative - Energy Conservation Plan meets the Otay Ranch GDP/SRP requirement and is also in accordance with Appendix F – *Energy Conservation* of the CEQA Guidelines, which states the goal of energy conservation is the wise and efficient use of energy thru:

- Decreasing overall per capita energy consumption
- Decreasing reliance on natural gas and oil, and
- Increasing reliance on renewable energy sources.

Opportunities for energy conservation in the Land Exchange Alternative include the arrangement and intensity of land uses, programs to reduce vehicular trips, building siting, design and construction requirements, solid waste management and water conservation measures incorporated into landscape and irrigation system design. These project design features also serve to reduce the emissions of greenhouse gases enabling the Land Exchange Alternative to meet the goals of AB 32. (Specific Plan, Appendix 3)

4. PUBLIC FACILITIES FINANCE PLAN (PFFP)

The Public Facilities Finance Plan addresses the public facility needs associated with implementation of the Specific Plan. The PFFP is required to ensure that the phased development of the Land Exchange Alternative is consistent with the goals of the Otay Ranch GDP/SRP. The PFFP provides an analysis of infrastructure facilities, such as water sewer, libraries, civic, animal control, law enforcement, fire protection, schools and parks. The PFFP also estimates the costs of providing these services and facilities and identifies financing options. (Specific Plan, Appendix 4)

5. VILLAGE 14 DESIGN PLAN (VDP)

The Village 14 Design Plan guides the design of sites, buildings and landscapes within the village to ensure the design and architectural concepts established for the overall Otay Ranch community are implemented. (Specific Plan Appendix 5)

6. WATER CONSERVATION PLAN (WCP)

The Water Conservation Plan identifies the proposed water conservation measures to be implemented in conjunction with the Land Exchange Alternative to reduce potable water demand on private lots. The Water Conservation Plan includes water conservation measures which would result in a total reduction of 50,935 gpd for the

residential portion of the Land Exchange Alternative. These savings represent approximately 5.7% of the total potable water use within the Land Exchange Alternative and will help lower per capita water use within the Otay Water District. (Specific Plan, Appendix 6)

7. AGRICULTURE PLAN (AP)

The 1993 Otay Ranch Program EIR requires the preparation of an Agriculture Plan concurrent with any specific plan affecting onsite agricultural resources. The Agriculture Plan shall indicate the type of agriculture activity being allowed as an interim use including buffering guidelines designed to prevent potential land use interface impacts related to noise, odor, dust, insects, rodents and chemicals that may accompany agricultural activities and operations, as well as phased operations. (Specific Plan, Appendix 7)

E. TECHNICAL STUDIES

In addition to the documents described above, the following technical studies have been prepared for the Land Exchange Alternative to provide a project level review of this alternative. These documents are included as Appendices to the Otay Ranch Village 14 and Planning Areas 16/19 EIR.

- Air Quality Technical Report for the Otay Ranch Village 14 and Planning Areas 16/19 Land Exchange Alternative, Prepared by Dudek;
- Greenhouse Gas Emissions Technical Report for the Otay Ranch Village 14 and Planning Areas 16/19 Land Exchange Alternative, Prepared by Dudek & Associates
- Biological Resources Report for the Otay Ranch Village 14 and Planning Areas 16/19, Prepared by Dudek;
- Cultural Resources Report for the Otay Ranch Village 14 and Planning Areas 16/19 Land Exchange Alternative; Prepared by Dudek;
- Geotechnical Review of Tentative Map for Otay Ranch Village 14 and Planning Areas 16/19 Land Exchange Alternative, Prepared by Advanced Geotechnical Services (AGS);
- Phase I Environmental Site Assessment for the Otay Ranch Village 14 and Planning Areas 16/19 Land Exchange Alternative, Prepared by Gaston & Associates;
- Acoustical Analysis Report for the Otay Ranch Village 14 and Planning Area 16/19 Land Exchange Alternative, Prepared by Dudek;
- Transportation Impact Study for Otay Ranch Village 14 and Planning Areas 16/19 Land Exchange Alternative, Prepared by Chen Ryan;
- CEQA Drainage Study for Otay Ranch Village 14 and Planning Areas 16/19 Land Exchange Alternative, Prepared by Hunsaker & Associates;

- County of San Diego Priority Development Project (PDP) Stormwater Quality Management Plan (SWQMP) for Otay Ranch Village 14 and Planning Areas 16/19 Land Exchange Alternative, Prepared by Hunsaker & Associates;
- HMP Flow Control Facility Study for Otay Ranch Village 14 and Planning Areas 16/19 Land Exchange Alternative; Prepared by Hunsaker & Associates;
- Overview of Sewer Service for Otay Ranch Village 14 and Planning Areas 16/19 Land Exchange Alternative, Prepared by Dexter Wilson Engineering, Inc.;
- Overview of Water Service for Otay Ranch Village 14 and Planning Areas 16/19 Land Exchange Alternative, Prepared by Dexter Wilson Engineering, Inc.;
- Mineral Resource Technical Report, Otay Ranch Village 14 Land Exchange Alternative; Prepared by Leighton and Associates, Inc.;
- Infiltration Feasibility Study, Otay Ranch Village 14 and Planning Areas 16/19 Land Exchange Alternative; Prepared by Advanced Geotechnical Services (AGS); and
- Water Supply Assessment & Verification Report for Otay Ranch Village 14 and Planning Areas 16/19 Land Exchange Alternative; Otay Water District - TBP.

F. DEVELOPMENT APPROVALS NEEDED

The Land Exchange Alternative requires the following discretionary approvals and permits:

- County General Plan, Mobility Element Amendment, Land Use Element Amendment and Rezone
- Otay Ranch GDP/SRP Amendments
- Otay Ranch Resource Management Plan amendments and Boundary Adjustment
- MSCP County Subarea Plan Boundary Adjustment;
- Specific Plan;
- Rezone;
- Tentative Map;
- Site Plan Permits (i.e. Public Safety Site, Mixed Use., Multi-Family Residential);
- Grading Permit(s);
- City of San Diego Site Development Permit (Proctor Valley Road);
- Public Park Agreement;
- Financial Parcel Map(s); and
- Otay Water District Water Supply Assessment and Verification Report.

The Land Exchange Alternative may also require the following future discretionary approvals and permits for the County and other agencies:

- Section 404 Permit – Clean Water Act;
- Endangered Species Act – Section 7 Consultation or Section 10(a) Incidental Take Permit, if needed;
- CA Fish and Game Code Section 1600, et seq – Streambed Alteration Agreement / Memorandum of Understanding;

Otay Ranch Village 14 and Planning Areas 16/19 – Land Exchange EIR Alternative

- Clean Water Act Section 401 Permit – Water Quality Certification;
- National Pollutant Discharge Elimination System Permit; General Construction Activity Storm Water Permit, including the Storm Water Pollution Prevention Plan (SWPPP);
- General Construction Storm Water Permit;
- Annexation to the San Diego County Sanitation District;
- Air Quality Permit to Construct/Permit to Operate;
- County of San Diego Construction and Encroachment Permit(s);
- City of Chula Vista Proctor Valley Road Improvement Plan;
- City of San Diego Site Development Permit (Proctor Valley Road); and
- Otay Water District Subarea Master Plan.

II. DESIGN INFLUENCES

A. SPECIFIC PLAN GOALS AND OBJECTIVES

The Otay Ranch GDP/SRP establishes goals, policies and land uses that are reflected in the Land Exchange Alternative. This Specific Plan addresses planned land uses, public facilities, design criteria, circulation, parks and open space for the Land Exchange Alternative. The project objectives of this Specific Plan are:

1. PROJECT-WIDE OBJECTIVES:

- Implement development within the Proctor Valley Parcel that is less intense than the Otay Valley Parcel, due to its environmental constraints and transitional location between the urban areas to the west and the rural community of Jamul to the northeast.
- Limit development to Village 14, thereby preserving unique landforms, biological resources and expanding the RMP Preserve design.
- Minimize impacts to sensitive habitat areas by clustering development in Village 14 and conserving additional sensitive natural and cultural resources, consistent with the County General Plan Community Development Model. Preserve the Land Exchange Area's sensitive resources and vernal pools.
- Implement the Otay Ranch GDP/SRP vision for Proctor Valley to serve as a transitional village between the more urban Otay Ranch villages and the Eastern Territories of Chula Vista to the south to the more rural areas of Jamul to the north.
- Establish a "Specialty Village" within Village 14 that includes neighborhood commercial and community services within a village setting and predominately low density single family uses and natural open space areas.
- Create a centrally located Village Core at the heart of Village 14 to create a sense of place for residents and establish the activity and social center of the village. The Village Core is comprised of neighborhood-serving commercial and community services, including a Mixed-Use Village Square, a neighborhood park (Village Green), a Community Facility, an elementary school, a public safety site and a multi-family neighborhood.
- Concentrate both higher intensity land uses and "people activities" toward the Village Core, with densities generally decreasing away from the village core area.
- Diversify housing within Otay Ranch by having the lower density, predominantly single-family homes in Village 14 to balance the higher densities associated with Otay Ranch's more intense development within the 9,500-acre Otay Valley Parcel consistent with the Otay Ranch GDP/SRP.

- Include a mix of higher end, larger lot housing opportunities to house management personnel associated with Otay Ranch and Otay Mesa planned business parks, urban centers, planned university uses and industrial areas.
- Develop a village with a recreation and wellness focus, centered on an extensive connected network of public and private parks connected by a network of trails. Provide a neighborhood park system that provides a variety of active recreational opportunities located within walking distance of planned neighborhoods.
- Promote balanced, contoured grading to soften the visual aesthetic and foster passive solar heating and cooling opportunities.
- Create a water-wise community through implementation of water conservation measures and establishment of a “California Friendly” landscape palette.
- Provide an adequate level of private development to ensure the economically feasible provision of public facilities and services required to serve the community needs and requirements.
- Create an internal, safe and efficient circulation system that promotes walking, biking and community cohesiveness.
- Minimize the width of Proctor Valley Road and provide a series of five roundabouts to encourage slower speeds and avoid creating a barrier which bisects the community.
- Maintain an “Old California” agrarian theme through the use of traditional design and architectural elements to complement the low intensity character of the region.
- Develop a sustainable community that incorporates the latest conservation technologies and strategies to achieve local, state and federal goals to address global climate change by reducing greenhouse gas emissions.
- Provide for pedestrian connections into adjacent open space areas.

B. LOCATION AND REGIONAL SETTING

Otay Ranch covers approximately 23,000 acres located in southwestern San Diego County. The Land Exchange Area is located in the County of San Diego, in the Proctor Valley Parcel of the Otay Ranch GDP/SRP (Exhibit 1, Regional Location Map). The Otay Ranch Village 14 and Planning Areas 16/19 – Land Exchange Alternative is identified as “Village 14 and Planning Areas 16 and 19 (Jamul Rural Estate Area)” in the Otay Ranch GDP/SRP and is located approximately one-quarter mile east of the City of Chula Vista. Regional access is provided via SR-125 located three miles to the west. Local access is through the City of Chula Vista via Proctor Valley Road.

1. SURROUNDING LAND USES

The Land Exchange Area is located at the interface of urban development and open spaces. The Rolling Hills Ranch, EastLake Woods, EastLake Vistas and Bella Lago

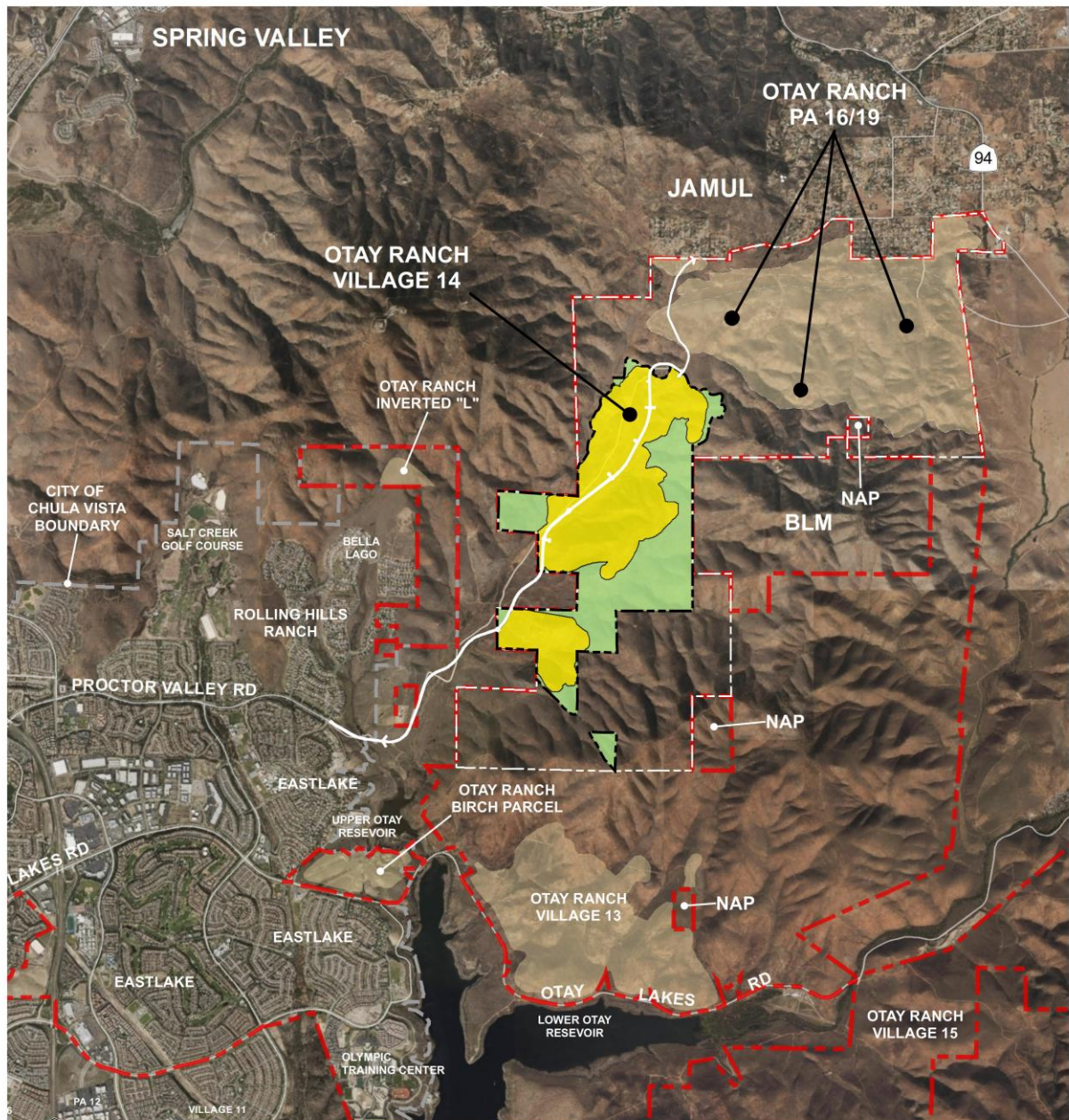
residential communities within the City of Chula Vista constitute the existing urban development to the west. Upper Otay Reservoir, a water supply owned by the City of San Diego, is located to the south. The rural community of Jamul is located further to the north. Open space areas owned by the State of California and U.S. Department of the Interior Bureau of Land Management surround the Land Exchange Area. Exhibit 3, Surrounding Land Uses, depicts the physical characteristics of the Land Exchange Alternative and identifies surrounding land uses.

C. OPPORTUNITIES AND CONSTRAINTS

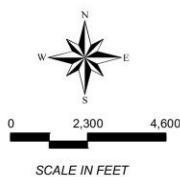
1. PHYSICAL SITE CHARACTERISTICS

The Land Exchange Area is comprised of approximately 2,347.4 acres. The portion of the site described as Village 14 in the Otay Ranch GDP/SRP is approximately 1,002.6 acres nestled in the south sloping valley which encompasses existing Proctor Valley Road, immediately northeast of the Upper Otay Reservoir and between the City of Chula Vista and Jamul. Planning Areas 16/19 are included in the Land Exchange Alternative. Planning Areas 16/19 are comprised of approximately 1,344.9 acres located adjacent to and south of the community of Jamul. The area contains broad flat areas, as well as ridges and valleys which climb to the south to the Jamul Mountains as a large, rolling terrace that overlooks Lower Otay Reservoir. Elevations within the Land Exchange Area range from approximately 500 MSL to 2,053 MSL to the east.

The Land Use Area lies within the watershed of the Otay River, a westerly flowing stream that drains an area of approximately 145 square miles. The Land Exchange Alternative is upstream of Savage Dam, which creates Lower Otay Reservoir. The Land Exchange Area's hillside vegetation consists of coastal sage scrub, disturbed coastal sage scrub and steep slopes. Vernal pools and streambeds/wetlands occur in the valley. A regional wildlife corridor occurs near the center of the valley and a local wildlife corridor forms the north edge of the proposed Village 14 development footprint. The northern portion of the site is defined by a broad drainage and wetlands.



SOURCE: LUEG-GIS 2014 AERIAL IMAGERY



LEGEND

- | | |
|---|---|
| OTAY RANCH GDP/SRP BOUNDARY | V14 DEVELOPMENT AREAS |
| PROPOSED SPECIFIC PLAN BOUNDARY | V14 RMP OPEN SPACE |
| OTAY V14 & PA16/19 VILLAGE BOUNDARY | OTHER APPROVED DEVELOPMENT |
| MUNICIPAL BOUNDARY | |

Exhibit 3 – Surrounding Land Uses

Not to scale

III. DEVELOPMENT PLAN

A. PLAN CONTEXT

The overall Otay Ranch GDP/SRP land use plan for the 23,000-acre Otay Ranch property was approved by the County Board of Supervisors in 1993. The Otay Ranch GDP/SRP established a series of urban villages, specialty villages, rural estate areas, the Eastern Urban Center, Industrial/Business Park/Freeway Commercial areas, a site designated for University uses and open space and environmental resources.

The following Otay Ranch GDP/SRP land use goals and objectives are pertinent to Village 14:

Goal: Develop comprehensive, well-integrated land uses which are compatible with the surroundings. (Otay Ranch GDP/SRP, Page 64)

Objective: Provide a wide range of residential housing opportunities, from rural and estate homes to high density multi-family projects. (Otay Ranch GDP/SRP, Page 64)

Goal: Promote village land uses which offer a sense of place to residents and promote social interaction. (Otay Ranch GDP/SRP, Page 65)

Objective: Provide a focused residential land use pattern for the Proctor Valley and San Ysidro Mountains Parcels which limits urban multi-family and medium-density single family housing styles and densities immediately adjacent to or within village core or resort areas. (Otay Ranch GDP/SRP, Page 65)

The Otay Ranch GDP/SRP identified the major components within the Proctor Valley Parcel, including a specialty village in lower and central Proctor Valley. (Otay Ranch GDP/SRP, Page 77). The Otay Ranch GDP/SRP further defines Specialty on Page 82 as follows:

Specialty Villages: These villages are located in the Proctor Valley and San Ysidro Parcels. They consist of a resort village, an estate village, and transition villages (Villages 13, 15 and 14, respectively). Neighborhood commercial and community services are provided in a village core, with limited medium and higher density residential. Low density, single family uses predominate, with potential recreation and resort uses provided. Open space is primarily undisturbed natural habitat, golf course, trails and promenades.

The Land Exchange Alternative implements the Otay Ranch GDP/SRP vision for a specialty village in Village 14.

B. PLAN CONCEPT

As described in the Otay Ranch GDP/SRP (Page 77),” The Proctor Valley Parcel is less intense than the Otay Valley Parcel, due to its environmental constraints and transitional location between the urban areas to the west and the rural community of Jamul to the northeast.”

1. LAND USE POLICIES

- Preserve the most sensitive resources, including vernal pools and coastal sage scrub within the Land Exchange Area
- Locate smaller single-family lots closer to the Village Core.
- Create a centrally located Village Core containing a Mixed-Use Village Square, a neighborhood park (Village Green) and elementary school and a public safety site.
- Create an Active Lifestyle and Wellness focused community centered on an extensive connected network of public and private parks and trails network, with public and private parks located within walking distance of all neighborhoods.
- Minimize impacts to San Diego City MSCP Cornerstone lands to the extent practical.

2. LAND USE PLAN ORGANIZATION

The adopted Otay Ranch GDP/SRP requires the preparation of a Site Utilization Plan that describes the land uses for the Land Exchange Alternative. The Land Exchange Alternative - Land Use Plan is organized in multiple planning areas as described below:

- The development footprint is limited to the Village 14 development area established in the Otay Ranch GDP/SRP and is primarily defined by conservation considerations, including the conversion of development and limited development areas with Planning Areas 16 and 19 to conserve approximately 1,345 acres and the preservation of the R-3 vernal pool complex;
- The land use plan is anchored by the centrally located Village Core.
- The Village Core includes a Mixed-Use Site with up to 15,000 sq. ft. of retail/commercial uses (Village Square) and 54 multi-family homes, a neighborhood park (Village Green), a Village Square Community Center and an elementary school site. The Village Core also includes a public safety site to accommodate a fire station and Sheriff’s storefront facility. Land uses in the portion of the Village Core west of Proctor Valley Road will be precisely located during preparation of the Master Village Core Site Plan pursuant to the requirements prescribed in the Development Regulations.
- The Land Exchange Alternative includes 1,530 homes on approximately 511 acres within Village 14. 1,124 of which would be traditional single-family

homes, 283 would be single family age-restricted and 123 would be multi-family homes as indicated on Table 1, Land Use Summary Table. Approximate residential densities range from 1.2 to 15.0 dwelling units per acre within 18 planned neighborhoods. The age-restricted neighborhoods will be gated, as will four of the single-family neighborhoods situated on the largest lots.

- Smaller lot single family detached homes are located adjacent to the Village Core with decreasing densities radiating out from the core area.
- Smaller lot single family detached homes and age restricted residential neighborhoods are located adjacent to the Village Core with decreasing densities radiating out from the core area. Larger lot single family detached neighborhoods are located at the perimeter.

The Specific Plan includes four parks, ranging in size from 2.5 acres to 4.2 acres. Private park facilities include three swim clubs, a senior activity center, a Village Square Community Center and private pocket parks distributed throughout residential neighborhoods. The public and private park system provides a variety of recreational experiences. A “Park to Park” loop (Specialty Trail, as defined in the County Trails Master Plan, Section 7.3 – Specialty Trails) within connects a series of parks and recreational amenities to the Community Pathway along Proctor Valley Road. Connections between the neighborhoods are refined and defined by the circulation and grading plans which maximize views, promote energy conservation, calm traffic and promote walkability.

The population of the Land Exchange Alternative is estimated at 5,508 persons. This projection is calculated by applying the SANDAG population factor of 3.6 persons per home and multiplying by 1,530 homes.

3. OLD CALIFORNIA DESIGN THEME

The topography and natural beauty of the Land Exchange Area combine to provide an ideal setting for the architectural forms, materials and styles found in the historic towns of Old California. The defining design features of this architectural style, with its flowing, informal, timeless forms, pedestrian scaled building masses, indoor/outdoor spaces and use of warm, natural materials, provide design inspiration for Village 14. The Old California architectural theme will be implemented throughout the Village Core and residential neighborhoods to create an interesting tapestry of elements reminiscent of Old California towns. Architecture within Village 14 will allow for variety but will maintain a strong basis in Spanish, Spanish Eclectic and Mission architecture. This design theme will extend to village-serving buildings such as the elementary school, neighborhood parks, community center and a fire station. The design theme is described in greater detail in the Village 14 Design Plan (Appendix 5).

C. SITE UTILIZATION PLAN

Consistent with the requirements of the Otay Ranch GDP/SRP, the Project Applicant has prepared the Otay Ranch Village 14 and Planning Areas 16/19 Land Exchange Alternative (Specific Plan) Site Utilization Plan. The proposed land use plan is depicted in Exhibit 4 and defined in Table 1, Land Use Summary Table. The Land Exchange Alternative includes a development area of approximately 598.7 acres. The Additional offsite improvements include the extension of Proctor Valley Road to the southwest and northeast and the extension of sewer facilities within the Proctor Valley Road right-of-way from the City of Chula Vista to the Land Exchange Area

1. RESIDENTIAL USES

The majority of the residential development (approximately 511.2 acres including residential streets, private pocket parks and internal slopes) is designated for Single-Family Residential. The designation allows for 18 single family detached planning areas (R-1 to R-16) with a total of 1,407 homes and densities averaging 1.5 to 6.0 dwelling units per acre for an overall average of 2.8 dwelling units per acre. The largest lots are in neighborhoods R-6, R-9, R-13 and R-15, at the perimeter. Smaller lots are concentrated around the Village Core and southern portion of the village. Planning Areas R-9, R-10, R-13 and R-15 may be gated. Residential uses include:

- Single Family
- Single Family Detached –Age Restricted
- Multi-Family
- Mixed-Use Residential

2. MIXED-USE COMMERCIAL/RESIDENTIAL USES (MU)

A 3.5-acre Mixed Use Site (MU) will be located adjacent to Proctor Valley Road, within the Village Core. The Mixed-Use designation provides flexibility in meeting the needs of the community in a feasible manner, based upon community needs and market conditions. The Commercial uses permitted in this designation are identified in the Development Regulations. MU permits 54 multi-family homes and up to 15,000 square feet of commercial uses. The Village Square Community Facility will be located adjacent to the MU area on a 1.9-acre site. The precise location of the Mixed-Use Commercial/Residential Uses will be determined during preparation of the Master Village Core Site Plan.

3. PARKS AND RECREATION USES (P)

The Site Utilization Plan identifies 13.5 acres of public park land on four sites. A 3.9-acre P-1 Park will be in the Village Core adjacent to the planned elementary school. The precise location of the P-1 Park will be determined during preparation of the Master Village Core Site Plan. The other public parks range in size from 4.2 acres to 2.5 acres. In addition to the public parks, private recreation facilities include three private swim clubs, the Village Square Community Facility, a Senior Activity Center and private pockets parks distributed throughout single family

neighborhoods. As discussed more fully in Parks, Recreation, Open Space, RMP Preserve & Trails (Section III.1), park and recreation facilities located within the gated neighborhoods are planned to be private parks, maintained by the homeowner's association (HOA), while the public parks may be maintained by an assessment district, such as a Community Facility District (CFD) or similar funding mechanism.

The Specific Plan trail system enhances the active lifestyle and wellness recreation theme for the Land Exchange Alternative. Strong connections between residential neighborhoods, the park system and the Village Core are provided via the integrated pedestrian network. The primary trail component is the 4.5-mile Community Pathway planned adjacent to Proctor Valley Road and the 3.0-mile park-to-park loop system (Specialty Trail, as defined in the County Trails Master Plan, Section 7.3 – Specialty Trails).

4. PUBLIC USES

The Site Utilization Plan depicts two public uses within the Village Core. A 2.3-acre Public Safety Site is planned to accommodate a fire station and a Sheriff's storefront facility. In addition, an 8.3-acre elementary school site will be provided adjacent to the neighborhood park, within the Village Core. The precise location of the elementary school site will be determined during preparation of the Master Village Core Site Plan.

5. OPEN SPACE / BIOFILTRATION BASIN (OS)

Approximately 187.6² acres are designated as Open Space. Open Space generally includes large open space slopes and the fuel management zones on the edges of individual residential planning areas. These areas are generally maintained by either an HOA or an assessment mechanism (see Landscape Maintenance Responsibility, Section IV.D).

6. RMP PRESERVE (OS/P)

Approximately 1,748.8³ acres are designated RMP Preserve within the 2,347.3-acre Land Exchange Area. Preserve land will ultimately be managed by the Otay Ranch Preserve/Owner Manager (POM), the funding of which would be through an assessment mechanism, which will be formed by the County as required by the Otay Ranch Phase 2 RMP.

7. CIRCULATION

Under the Land Exchange Alternative, regional access would be provided by State Route 125 (SR-125), located approximately three miles to the west. Interstate 805 (I-805), approximately eight miles to the west, provides secondary north/south access. State Route 54 (SR-54), located approximately six miles to the northwest, connects to SR-125 and I-805, and provides regional east/west access.

². 151.6 acres of internal open space (internal slopes and fuel modification areas) and 2.6 acres of private pocket parks are included within residential neighborhood acreage.

³. 403.9 acres of MSCP Preserve land are designated within Village 14 and 1,344.9 acres of MSCP Preserve land are designated within Planning Areas 16/19.

Proctor Valley Road would provide the main access to Village 14. Five roundabouts would identify the entrance into each residential area as well as provide traffic calming at key internal intersections. The internal circulation plan also includes a series of collectors and residential streets to provide access to the residential neighborhoods.

Proctor Valley Road is planned as a two-lane mobility element road and is designated as a scenic corridor. The Land Exchange Alternative includes an Otay Ranch GDP/SRP amendment to the classification of Proctor Valley Road from a 4-Lane Major Road to a 2-Lane Light Collector. The northern connection of Village 14 to Jamul will remain in the alignment of the existing partially-improved Proctor Valley Road and will be improved to provide both public access and secondary emergency access to both communities.

The Land Exchange Alternative Circulation Plan incorporates vehicular and non-vehicular modes of transportation to create an integrated system of roads, bike lanes, trails, pathways and sidewalks.

D. DISTRIBUTION OF LAND USES

The following Land Use Summary Table and Land Use Maps depict how the land uses are distributed throughout the Specific Plan area.

Table 1: Village 14 and Planning Areas 16/19 – Land Exchange EIR Alternative Land Use Summary Table^{4,5}

LAND USE	ACRES ⁶	TARGET UNITS	DENSITY
VILLAGE 14			
Residential Uses			
Single Family Residential			
R-1	28.9	112	3.9
R-2	37.1	72	1.9
R-3	41.7	67	1.6
R-4	14.3	57	4.0
R-5	33.9	109	3.2
R-6	30.6	75	2.4
R-7	32.1	91	2.8
R-8	20.1	47	2.3
R-9	41.5	74	1.8
R-10 – Age Restricted	42.5	127	3.0
R-11 – Age Restricted	34.4	156	4.5
R-12	12.3	44	3.6
R-13	36.4	66	1.8
R-14	26.9	60	2.2
R-15	38.5	59	1.5
R-16	31.7	191	6.0
Single Family Subtotal	503.1	1,407	2.6
Non-Residential Uses			
Multi-Family/Mixed Use Commercial			
MF-1	4.6	69	15.2
MU-1 ⁷	3.5	54	15.5
Mixed Use Commercial Subtotal	8.0	123	15.3
Residential Subtotal	511.2	1,530	3.0

⁴ Additional off-site improvements excluded from acreages provided above:

Proctor Valley Road offsite Central & South 39.9 acres

Offsite sewer improvements to Salt Creek or Spring Valley Interceptor TBD

⁵ The area designated “Village Core” on the Site Utilization Plan includes the following uses: MF-1, MU-1, P-1, PP-5, Public Safety Site and School site. The precise location of these uses will be determined during preparation of the Master Village Core Site Plan. All land uses must be consistent with the acreages and allocation of residential units and commercial SF indicated within Table 2.

⁶ Acreages rounded to the nearest 10th of an acre.

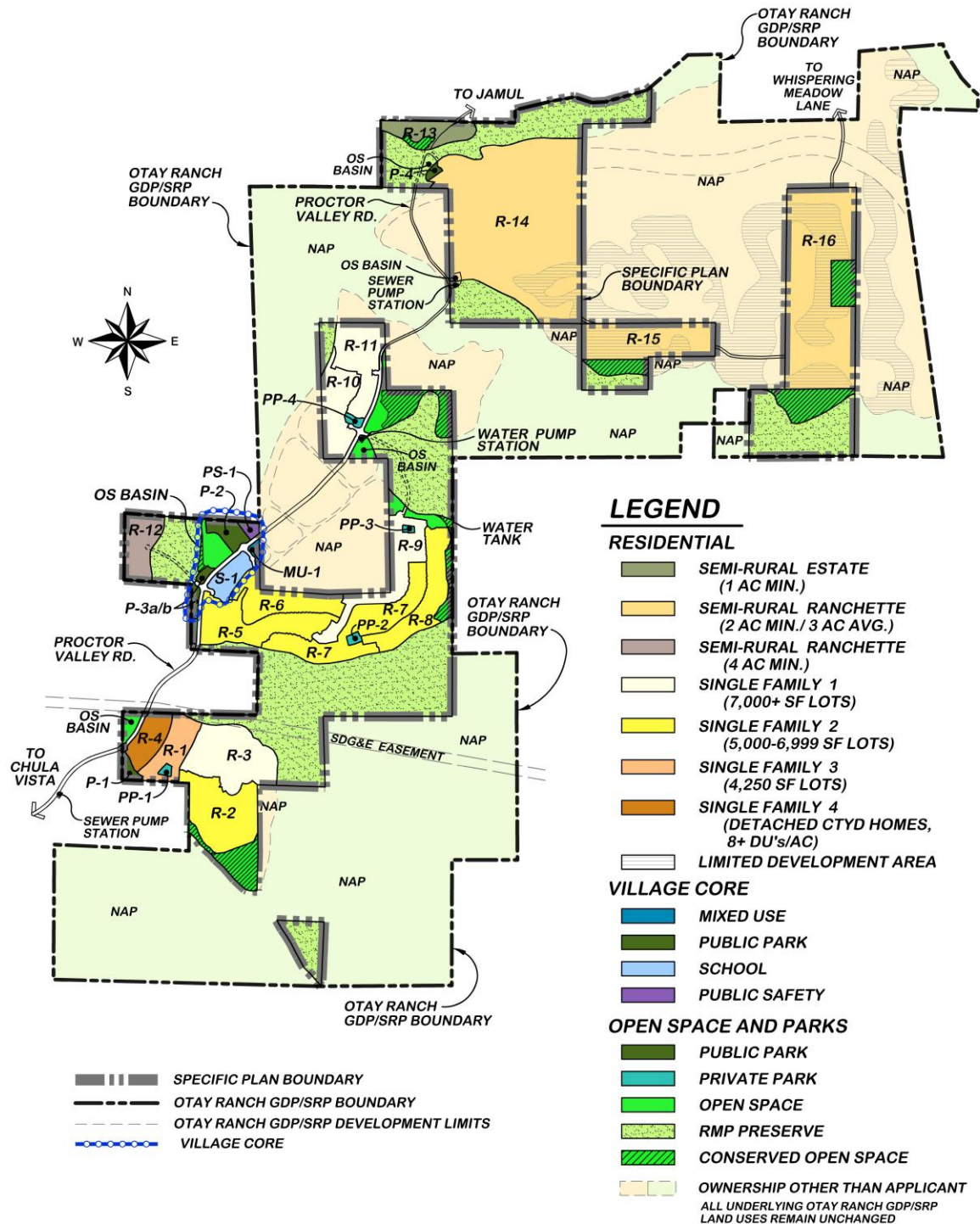
⁷ Village 14 MU-1 acreage includes up to 15,000 SF of retail/commercial uses.

Otay Ranch Village 14 and Planning Areas 16/19 – Land Exchange EIR Alternative

LAND USE	ACRES ⁶	TARGET UNITS	DENSITY
<i>Public Parks</i>			
P-1 (Village Green)	3.9		
P-2 (South Park)	2.9		
P-3 (Overlook Park)	4.2		
P-4 (Scenic Park)	2.5		
<i>Public Park Subtotal</i>	<i>13.5</i>		
<i>Private Parks</i>			
PP-1 (South- Swim Club))	0.8		
PP-2 (Central – Swim Club)	1.0		
PP-3 (Senior Activity Center)	1.8		
PP-4 (North – Swim Club)	1.4		
PP-5 (Village Core)	1.9		
PPP ⁸ (Various)	0		
<i>Private Park Subtotal</i>	<i>6.9</i>		
<i>Public Uses</i>			
PS-1	2.3		
S-1	8.3		
<i>Public Uses Subtotal</i>	<i>10.6</i>		
<i>Open Space & RMP Preserve</i>			
Internal Open Space ⁹	33.4		
RMP Preserve	403.9		
<i>Open Space & RMP Preserve Subtotal</i>	<i>437.3</i>		
<i>Circulation Subtotal</i>	<i>23.1</i>		
<i>Non-Residential Uses Subtotal</i>	<i>491.4</i>		
VILLAGE 14 SUBTOTAL	1,002.6	1,530	1.5
PLANNING AREAS 16/19/RMP PRESERVE			
Circulation in Preserve	16.4		
RMP Preserve	276.3		
Exchange to State for RMP Preserve	278.0		
Existing State Ownership (portion)	774.1		
PLANNING AREAS 16/19 RMP PRESERVE SUBTOTAL	<i>1,344.9</i>		
LAND EXCHANGE ALTERNATIVE	2,347.4	1,530	0.7
GRAND TOTAL			

⁸ Village 14 has 5.0 acres of private pocket parks which are included in the residential acreage; therefore, therefore, the subtotal including the PPPs is 9.5 acres.

⁹ Open space acreage includes 11.3 acres of biofiltration basins and HOA open space lots not included in residential acreage.



12-28-17

Exhibit 4 – Land Exchange EIR Alternative Site Utilization Plan

Not to scale

E. GRADING CONCEPT

The Conceptual Grading Plan (refer to Exhibit 5) for Village 14 anticipates a balanced site with approximately 9.0 million cubic yards of cut and 9.0 million cubic yards of fill. Geotechnical reports and soils evaluations have identified the Village 14 site as suitable for development.

Development of the Land Exchange Alternative occurs on terraces integrated into the natural landform to minimize grading, optimize views and promote passive solar heating and cooling opportunities. Manufactured slopes within Village 14 occur between neighborhoods and along roadways. Planned grading would result in undulating slopes of variable horizontal and vertical gradients to integrate development into the natural landform. To soften the manufactured appearance, large expanses of slopes would be contour-graded for a more natural appearance. Slopes will be landscaped with a mixture of trees, shrubs and groundcover to soften the manufactured appearance. A “California Friendly” and “fire safe” landscaping palette has been developed that balances water conservation, aesthetic and fire prevention goals (refer to Village 14 Design Plan, Appendix 5 and Fire Protection Plan, Appendix 2).

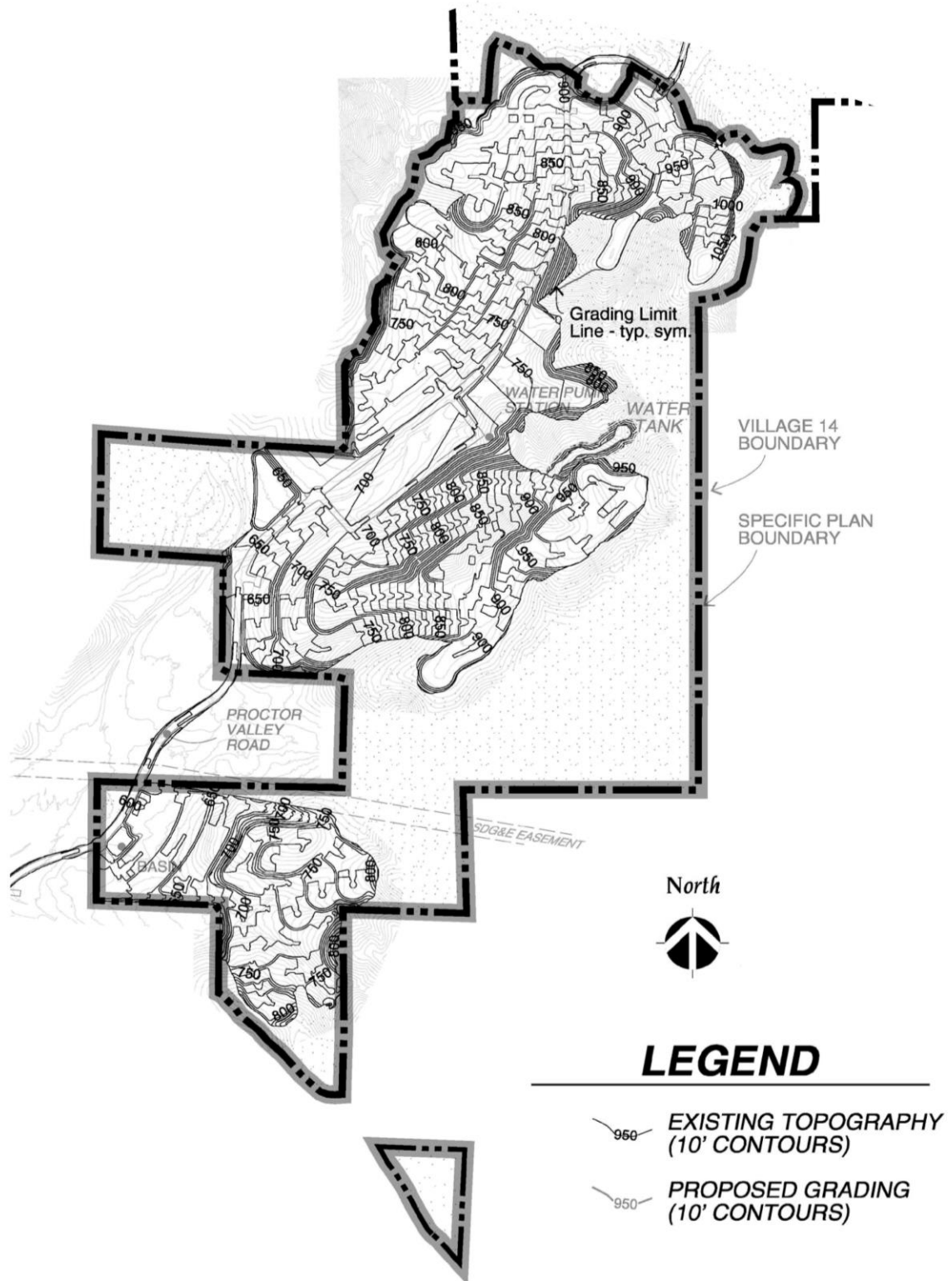


Exhibit 5 – Conceptual Grading Plan

Not to scale

F. PARKS, RECREATION, OPEN SPACE, RMP PRESERVE AND TRAILS MASTER PLAN

The Otay Ranch GDP/SRP requires the preparation of a Parks and Recreation Master Plan at the Specific Plan level of planning. This chapter of the Specific Plan meets the Otay Ranch GDP/SRP requirement. In addition to parks, this chapter describes the active recreation facilities within the Land Exchange Alternative, including open space, and the trail network. The RMP Preserve within the Land Exchange Alternative is also described below.

The Specific Plan's community theme is "Active Lifestyle Wellness Recreation." This theme is centered on a comprehensive neighborhood park system that provides a variety of active recreation opportunities. As illustrated in Exhibit 6, Parks, Recreation, RMP Preserve, Open Space and Trails Plan, the Specific Plan contains a diverse range of park, recreation and open space opportunities. The public/private park system distributes park facilities throughout Village 14 (refer to Exhibit 7, Park Walkability Plan) to ensure that park facilities are within ½ mile of all residents.

1. LOCAL PARKS

The County PLDO for the Jamul Local Park Planning Area (LPPA) requires dedication of 390.73 sq. ft. of improved park land for each unit/lot, whichever is greater. The Specific Plan utilizes this requirement to calculate the parkland obligation for the Village 14. The Specific Plan allocates 1,530 units to Village 14 resulting in a total requirement of 13.7 acres of improved park land $[(1,530 \text{ units} \times 390.73 \text{ sq. ft. per unit}) / 43,560 \text{ sq. ft. per acre} = 13.72]$, as depicted in Table 2, Estimated Required Park Land Dedication (Village 14).

Table 2: Estimated Required Park Land Dedication (Village 14)

Dwelling Unit Type	Target Number of Units	Park Area 390.73 (SF)/DU	Total Req AC
Single Family Detached	1,407	549,757	12.62
Multiple Family Attached	123	48,060	1.10
Total	1,530	597,817	13.72

To meet this requirement, the Specific Plan proposes four public parks, three private swim clubs, a Senior Activity Center, a Village Square/Community Facility, and a series of private pocket parks totaling 25.4 acres (gross). The largest public park is a 4.2-acre Overlook Park located in North Village 14. Public and private local parks throughout Village 14 range in size from 4.2 to 0.8 acres. Table 3, Proposed Public and Private Park & Recreation Facilities, identifies park size and conceptual features, evaluates PLDO compliance and identifies maintenance responsibilities. Public parks will be maintained by the County of San Diego

through an assessment mechanism such as a CFD. Maintenance of private parks will be the responsibility of an HOA.

The Conceptual Park Plans for each of the planned public parks and private recreation facilities are depicted in Exhibits 8A to 17. These conceptual plans are intended to illustrate possible park and recreation facilities. The actual programming for each park facility may vary from these Conceptual Park Plans based on further detailed planning, as approved by the County Department of Parks and Recreation.

Prior to approval of a Final Map, the Park Site Plan for each public park may be required to include the following: BBQ and ash cans for picnic areas, trash and recycling receptacles, water fountains, pet waste station and dog water fountains at the proposed dog parks and signage approved by the Department of Parks and Recreation. An exhibit depicting the active recreation area within each public and private park is provided following each park concept plan. Both gross park area and net active recreation areas are provided in Table 3, Proposed Public Private Park & Recreation Facilities.

Table 3: Proposed Public and Private Park & Recreation Facilities

Park	Conceptual Features ¹⁰	Acres (Gross)	Acres (Net)	PLDO Credit ¹¹	Maint. Entity
Public Parks (100% Park Credit)					
P-1 Village Green	<ul style="list-style-type: none"> Baseball field w/dugout and bleachers (Artificial Turf) ½ Court Basketball Courts (3) Shaded Play Structures for younger and older children (2) Parkour stations (4) Perimeter Trail Restroom/Maintenance Building Large Community Shade Structure w/32 farm tables Walkway w/lighting Shared Parking lot (13 stalls) w/adjacent Community Facility (PP-5) 	3.90	3.71	3.71	CFD
P-2 South Park	<ul style="list-style-type: none"> Basketball Court (1) Pickleball Court Shaded Play Structures (2) Restroom/Maintenance Building Parkour Stations (5) Shade Structures w/Farm tables and BBQs (28) Perimeter Trail Perimeter Fencing Easement for Potential Trail Access Park Lot (12 Spaces) 	2.90	2.26	2.26	CFD
P-3 Overlook Park	<ul style="list-style-type: none"> Boot Camp Work-out Turf Area Yoga Pavilion Bocce Ball Courts (3) Parkour Stations (5) Meditation Garden 	4.20 ¹²	2.61	2.61	CFD

¹⁰ The Conceptual Features listed for each park and recreation facility (public and private) are based on Concept Plans for each facility and may be revised during final design. Parks are subject to review and approval by the County Department of Parks and Recreation

¹¹ PLDO credit is estimated for planning purposes only. Additional analysis during preparation of park site plans will determine actual park credit for each park facility.

¹² The P-3 gross acreage includes the 0.99-acre open space lot (OS-18) surrounding the park site.

Park	Conceptual Features ¹⁰	Acres (Gross)	Acres (Net)	PLDO Credit ¹¹	Maint. Entity
	<ul style="list-style-type: none"> Restroom Building with Storage Parking Lot (13 spaces) Shade Structures w/Farm Tables (8) Concrete Pathway w/lighting Perimeter Fencing 				
P-4 Scenic Park	<ul style="list-style-type: none"> Dog Parks w/fencing and shaded seating area Pickleball Court (1) Parkour Stations (4) Restroom Building Boot Camp Lawn Area Open Lawn Areas Picnic Pavilion w/4 Farm tables & BBQ Walkway w/lighting Parking Lot (16 spaces) Perimeter Fencing 	2.52	2.03	2.03	CFD
Subtotal Public Parks		13.52	10.61	10.61	
Private Recreation Facilities (50% Park Credit)					
PP-1 South Community Swim Club	<ul style="list-style-type: none"> 25 Yard Lap Pool Children's Pool Sun Deck & Shade Structure Outdoor Kitchen & Fireplace Play Area w/ Play Structure Cabanas (5) Restroom/Pool Building 	0.75	0.55	0.28	HOA
PP-2 Central Community Swim Club	<ul style="list-style-type: none"> 25-Yard Lap Pool Children's Pool Restroom/Pool Equipment Building Shade structures Covered Dining and Kitchen Areas Outdoor BBQ Covered Play Area w/Play Structure Perimeter Fencing 	1.00	0.86	0.43	HOA

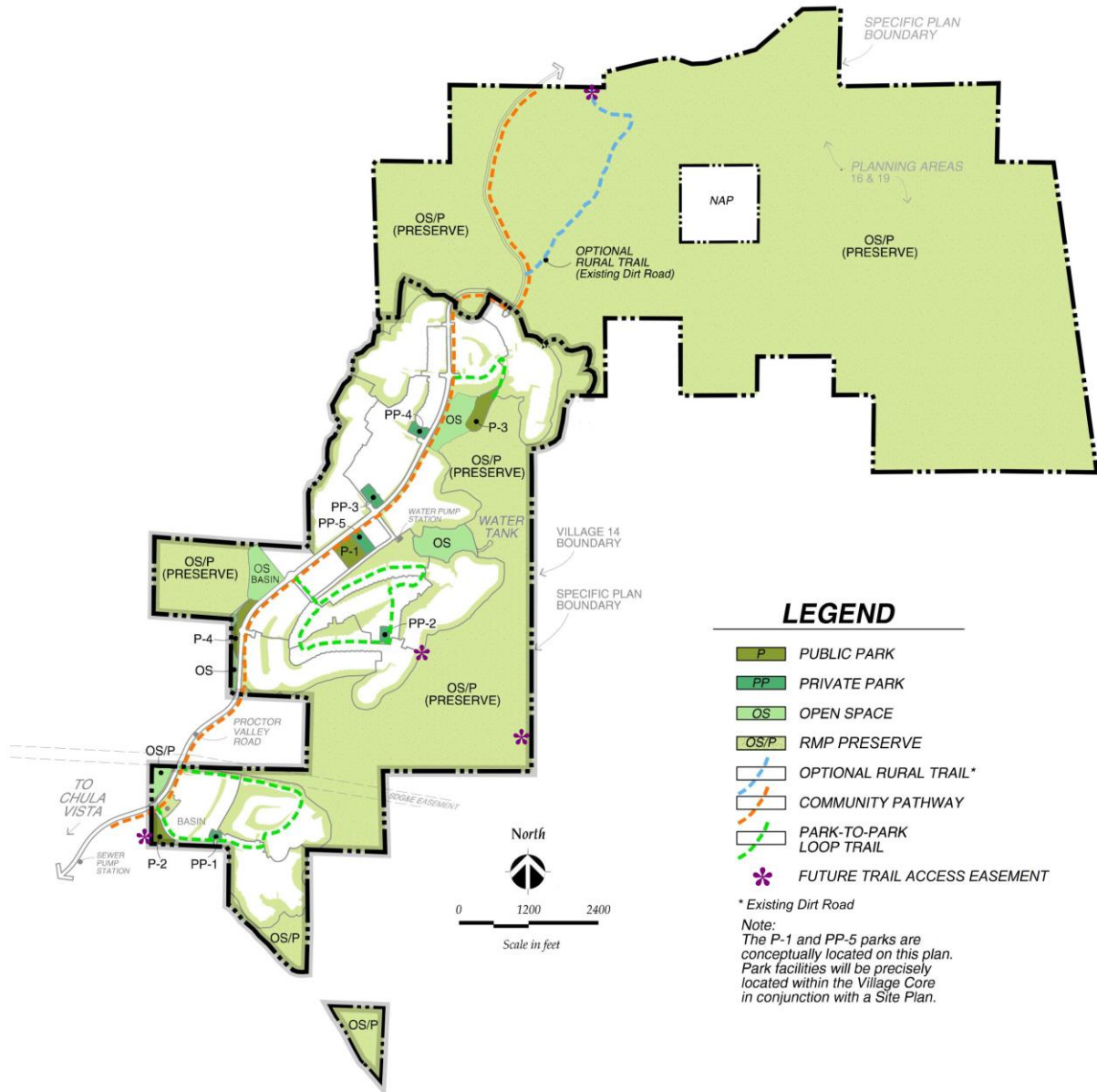
Otay Ranch Village 14 and Planning Areas 16/19 – Land Exchange EIR Alternative

Park	Conceptual Features¹⁰	Acres (Gross)	Acres (Net)	PLDO Credit¹¹	Maint. Entity
PP-3 Senior Activity Center	<ul style="list-style-type: none"> • 25 Yard Lap & Water Aerobics Pool • Yoga Pavilion & Shade Structure • Active Lawn Area • Meeting Room • Outdoor Kitchen • Outdoor Living Area w/Fireplace • Bocce Ball Court w/shaded seating area • Cabanas • Water Feature • Perimeter Fencing 	1.84	1.39	0.70	HOA
PP-4 North Community Swim Club	<ul style="list-style-type: none"> • Pool • Outdoor Dining Area w/ BBQs • Shade Structure • Fireplace w/Shade Structure • Restroom/Pool Building • Perimeter Fencing • Parking Lot (11 spaces) 	1.38	0.58	0.29	HOA
PP-5 Village Square /Community Facility ¹³	<ul style="list-style-type: none"> • Community Center Building (7,500 sf) • Arrival Plaza w/Fountain and Seating Area • Raised Band Stand with Natural Grass Seating Area • Covered Outdoor Dining, BBQ, Fireplace and Gathering Area • Two Bocce Ball Courts w/Shade Structure • One Sand Volleyball Court w/Shade Structure • Shared Parking (13 stalls) w/Adjacent P-1 Park 	1.90	1.64	0.82	HOA
Subtotal Private Park		6.87	5.02	2.51	
Total Public & Private Park Credit		20.39	15.63	13.12	

¹³ The precise location of the P-1 and PP-5 facilities will be determined during preparation of the Master Village Core Site Plan

Park	Conceptual Features¹⁰	Acres (Gross)	Acres (Net)	PLDO Credit¹¹	Maint. Entity
Total Park Requirement				13.72	
(shortfall)/excess¹⁴				(0.60)	

¹⁴ Excess/Deficit parkland to be address in Park Agreement.



Note: See Chapter VIII. Internal Circulation Options, for information regarding the Preserve Trails and Perimeter Trail Options and General Plan Amendment Report, Exhibit 17 – Proposed Otay Ranch GDP/SRP Proctor Valley Parcel Parks and Trails Map and Table 5 – Proctor Valley Parcel Trail Evaluation for information regarding connectivity to planned trails within the RMP Preserve.

Exhibit 6 - Parks, Recreation, Open Space, RMP Preserve & Trails Plan

Not to scale

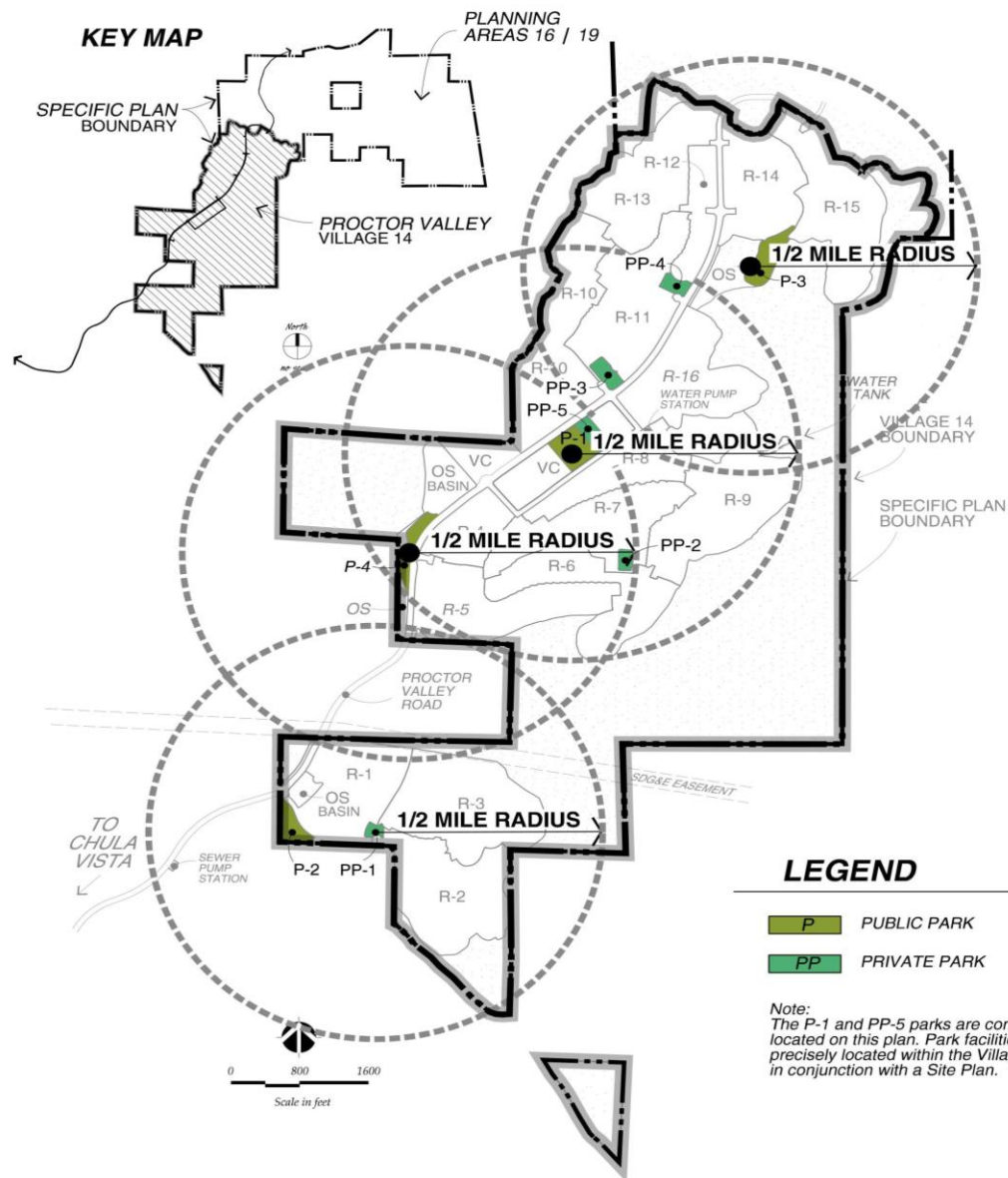
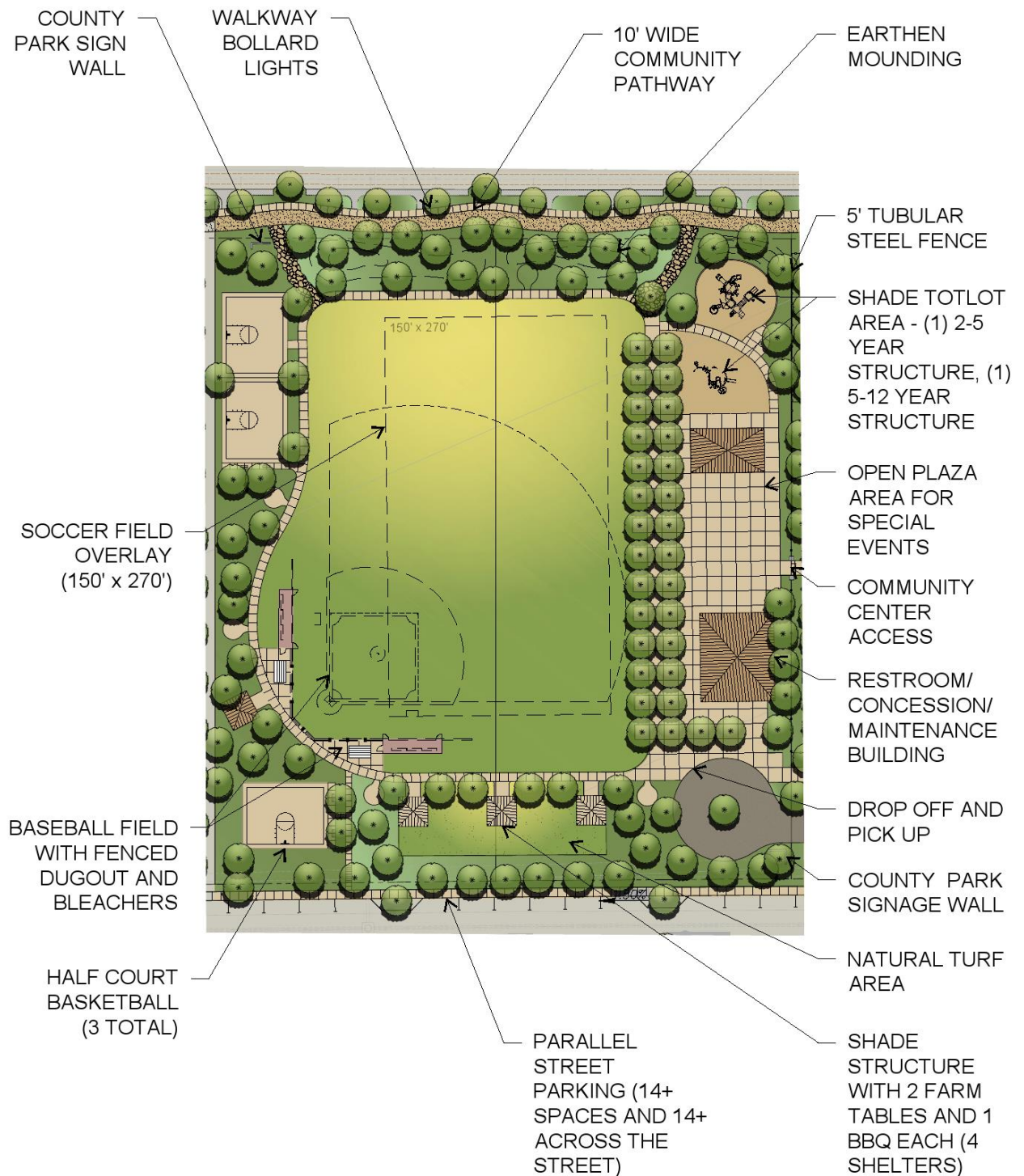


Exhibit 7 – Park Walkability Plan

Not to scale

a) VILLAGE GREEN PUBLIC NEIGHBORHOOD PARK (P-1)

The 3.9-acre Village Green P-1 Public Park will be located within the Village 14 core area. The conceptual plan (refer to Exhibit 8a) includes a youth soccer field/multi-purpose artificial turf field, a baseball field with dugouts and bleachers, three ½ court basketball courts, two shaded play structures to accommodate both older (age 5 – 12) and younger (age 2 – 5) children, a large community shade structure with 32 farm tables and a restroom/maintenance building. Shared parking with the adjacent PP-5 Community Facility provides approximately 13 parking spaces and a drop-off/turn around area. Adjacent on-street parking can accommodate approximately 40 spaces adjacent to the P-1/PP-5 site. The precise location of the P-1 Park will be determined during preparation of the Master Village Core Site Plan.



THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY

Exhibit 8a- Village Green Conceptual Plan (P-1)

Not to scale

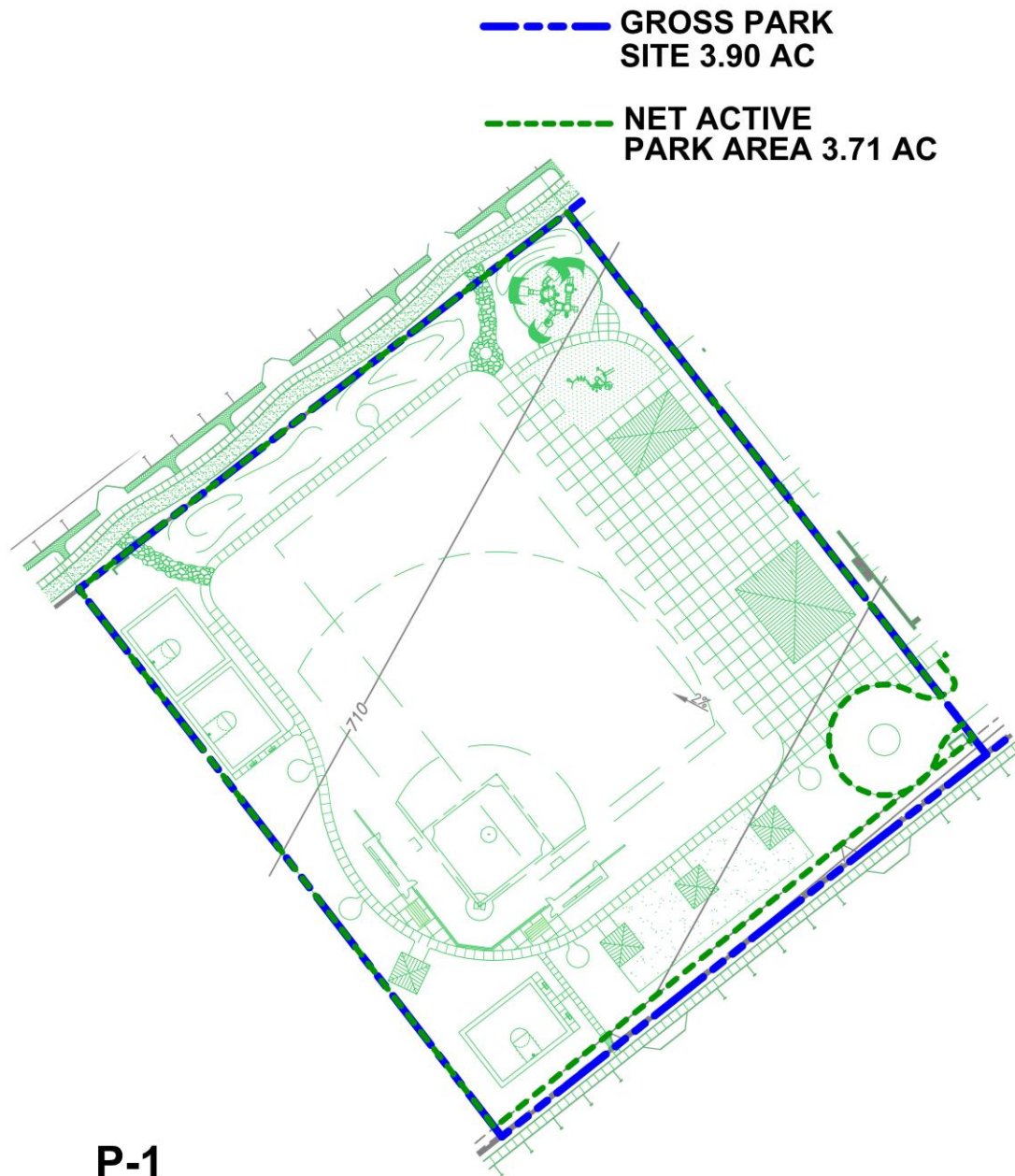
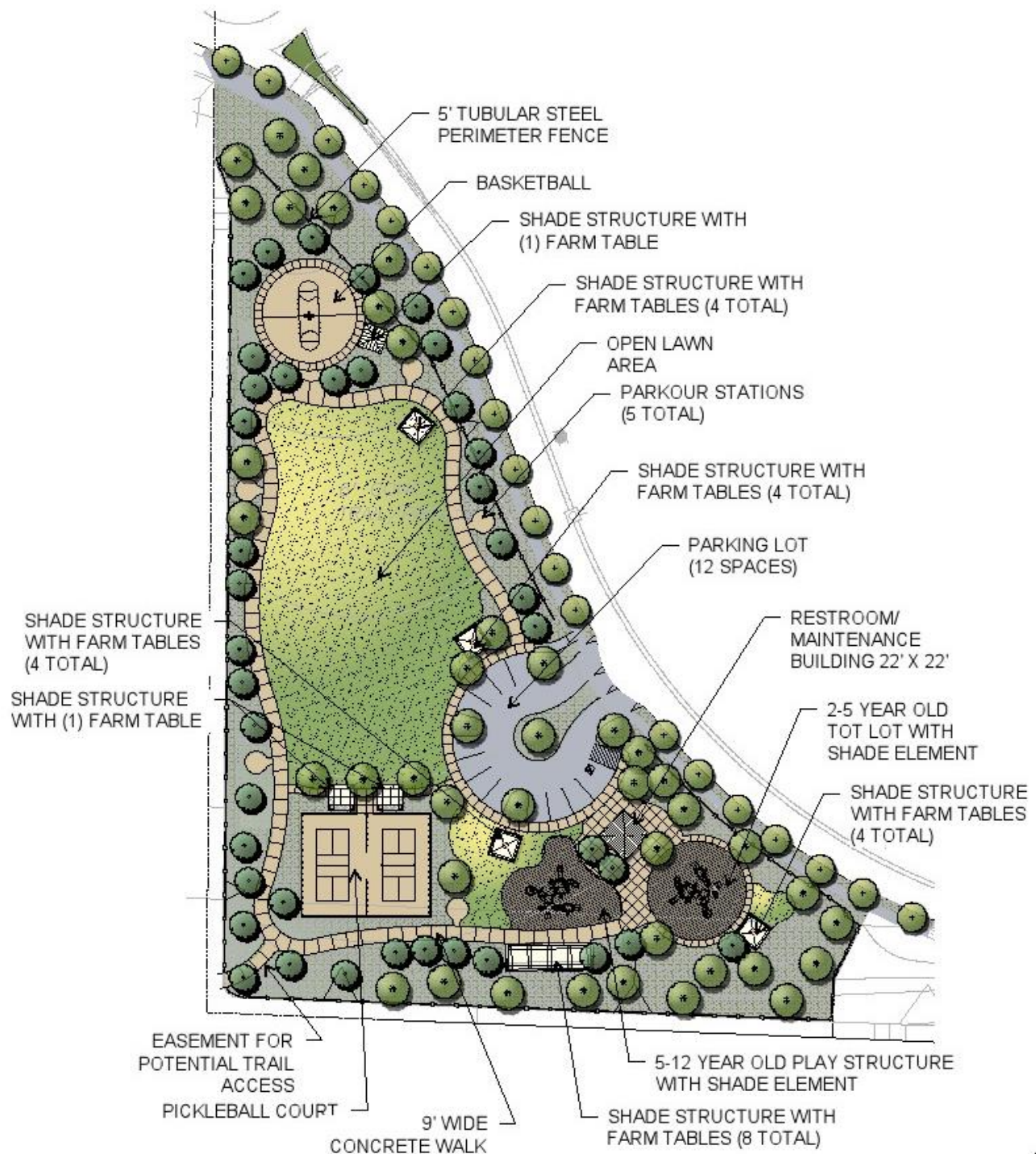


Exhibit 8b- P-1 Public Park Active Recreation Area

Not to scale

b) SOUTH PUBLIC NEIGHBORHOOD PARK (P-2)

The 2.9-acre South Park is located within South Village 14. The conceptual plan (refer to Exhibit 9a) includes a basketball court, a multi-use open field, a pickleball court, five parkour stations, two shaded play structures, shade structures with farm tables (19 total) and BBQs, a parking lot with 12 spaces and a restroom/maintenance building. An easement for potential trail access is also provided.



THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY

Exhibit 9a – South Park Conceptual Plan (P-2)

Not to scale

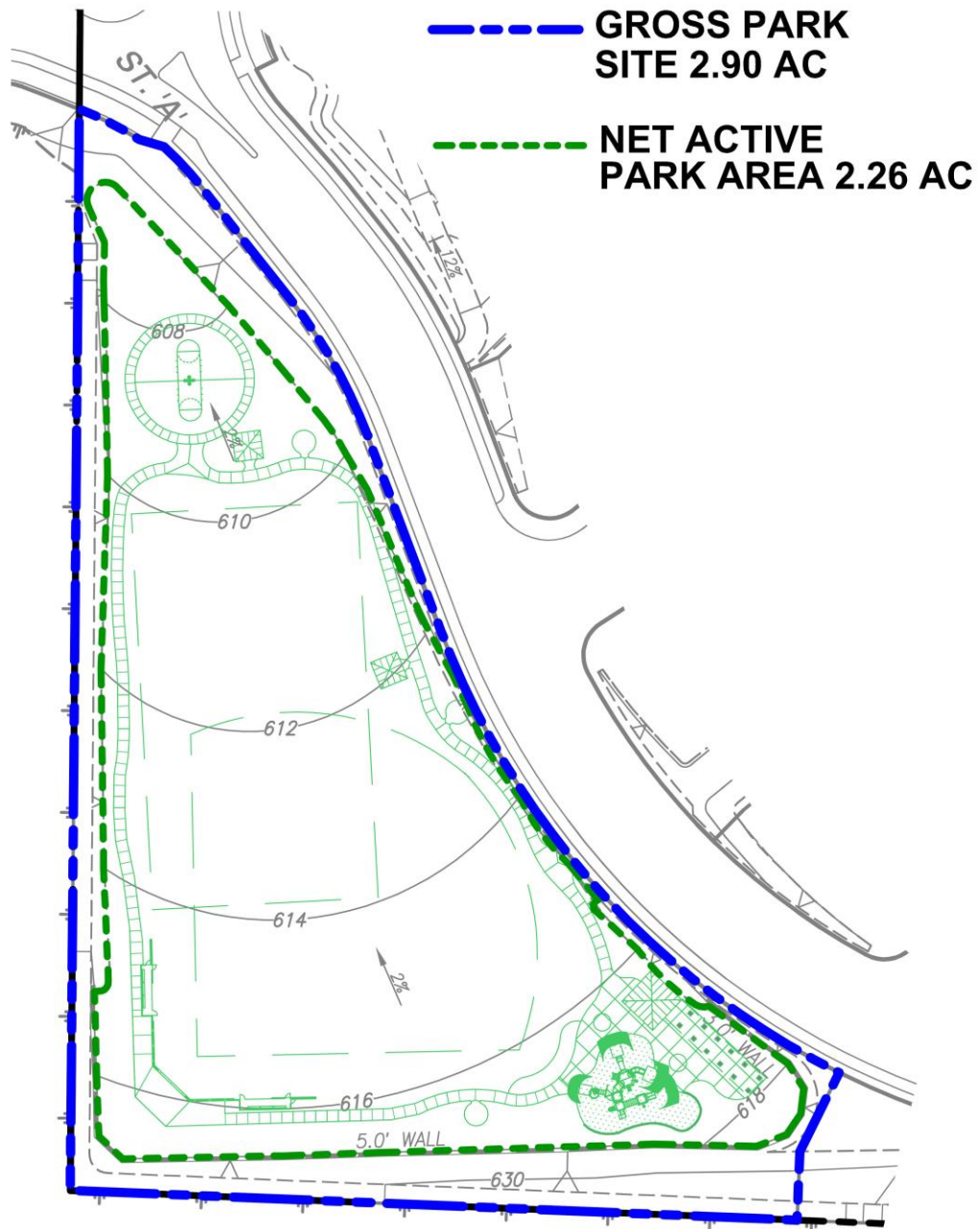
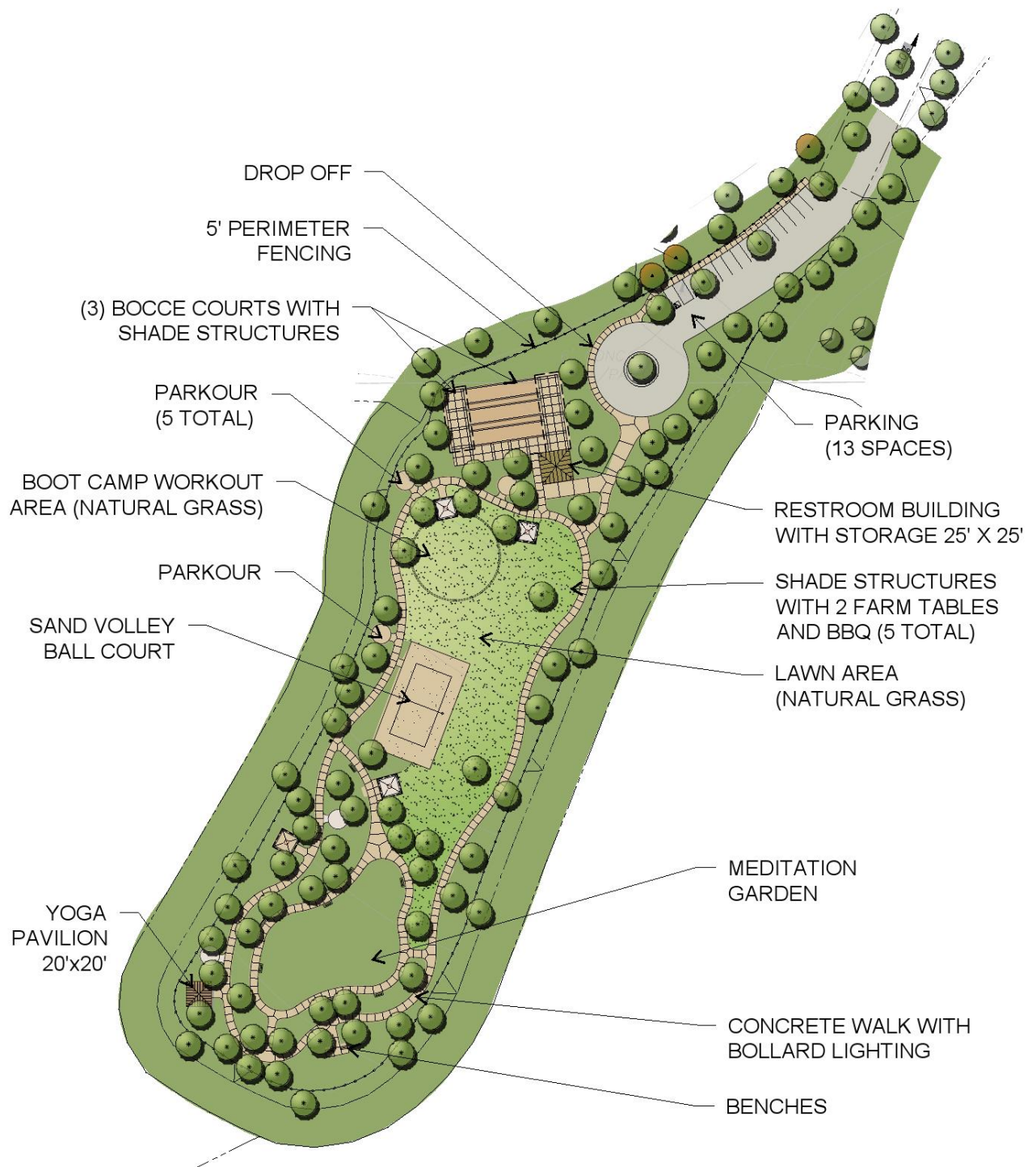


Exhibit 9b –P-2 Public Park Active Recreation Area

Not to scale

c) OVERLOOK PUBLIC NEIGHBORHOOD PARK (P-3)

The 3.2-acre Overlook Park is located within North Village 14 and provides scenic vistas into adjacent open space areas. The conceptual plan for the P-3 public park (refer to Exhibit 10a) envisions a contemplative park that includes a Yoga pavilion, bocce ball courts with shade structure, a boot camp work-out turf area, five parkour stations, meditation garden, an open lawn area, shade structures with farm tables (5 total) and BBQs, a restroom/maintenance building and a parking lot with 13 spaces.



THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY

Exhibit 10a – Overlook Park Conceptual Plan (P-3)

Not to scale

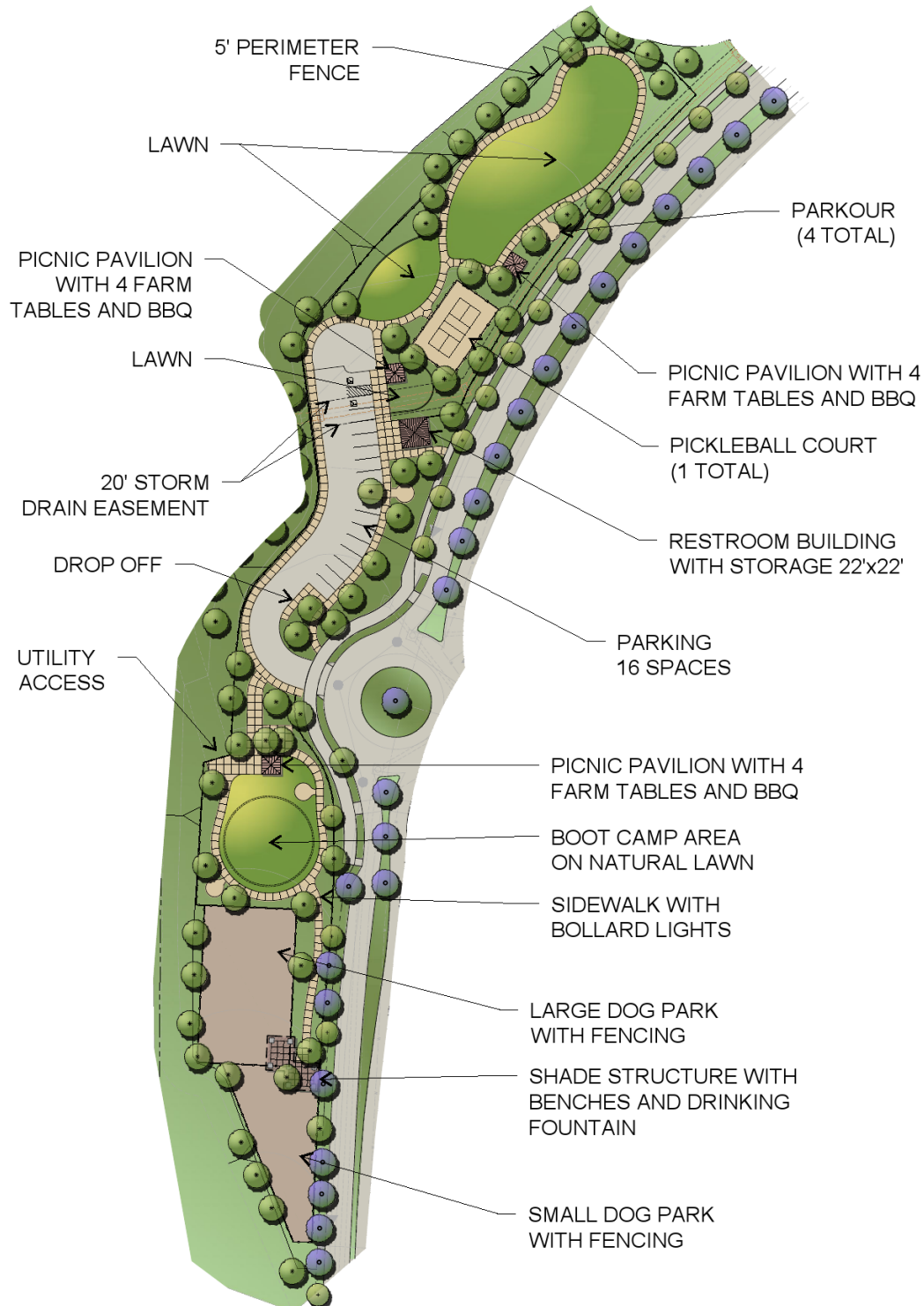


Exhibit 10b – P-3 Public Park Active Recreation Area

Not to scale

d) SCENIC PUBLIC NEIGHBORHOOD PARK (P-4)

The 2.5- acre Scenic Park (P-4) is in Central Village 14. The conceptual plan for the P-4 public park (refer to Exhibit 11a) includes a pickleball court, four parkour stations, an open lawn area, a plaza w/tables and benches, a picnic pavilion with 12 farm tables and BBQs, two fenced dog parks with a shade structure, seating and water fountain, a restroom/maintenance building and a parking lot with 16 spaces.



THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY

Exhibit 11a – Scenic Park Conceptual Plan (P-4)

Not to scale

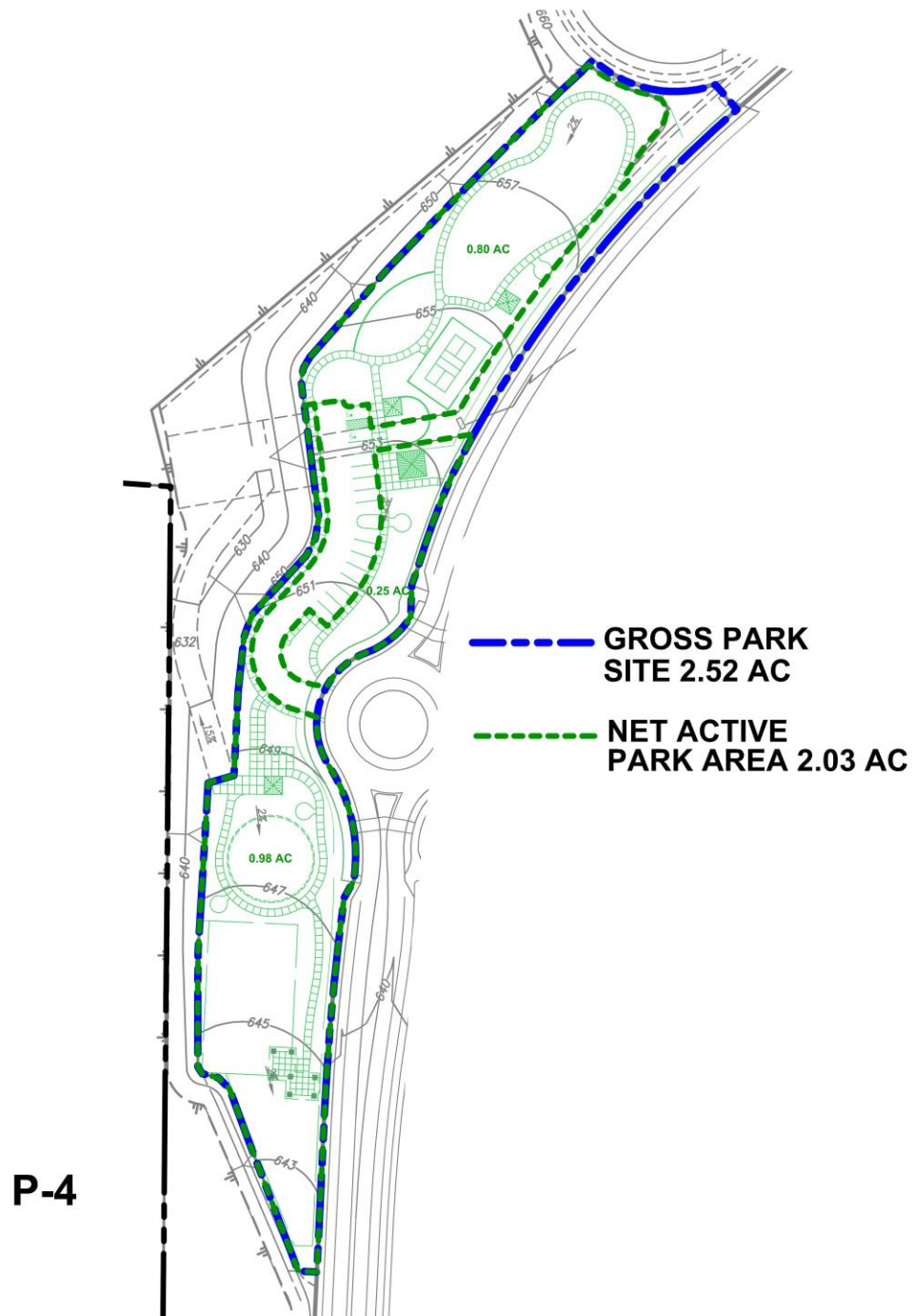
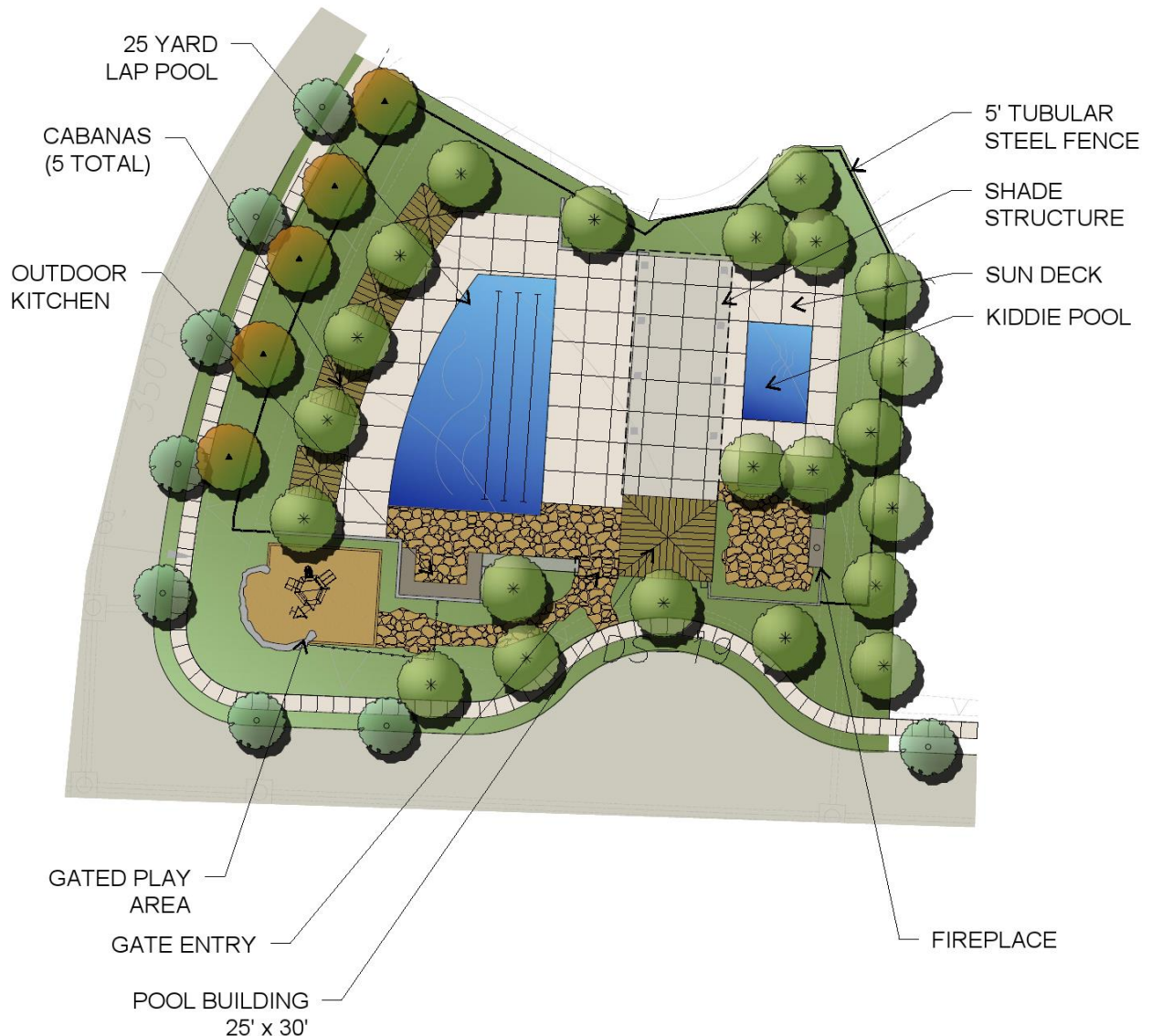


Exhibit 11b – P-4 Public Park Active Recreation Area

Not to scale

e) SOUTH COMMUNITY SWIM CLUB (PP-1)

The South Community Swim Club is in South Village 14. The private swim club will be maintained by the Homeowners Association and will include a 25-yard lap pool, children's pool, sun deck and shade area, outdoor kitchen and fireplace, play area with play structure, cabanas and restroom/pool building (refer to Exhibit 12a).



THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY

Exhibit 12a – South Community Swim Club Conceptual Plan (PP-1)

Not to scale

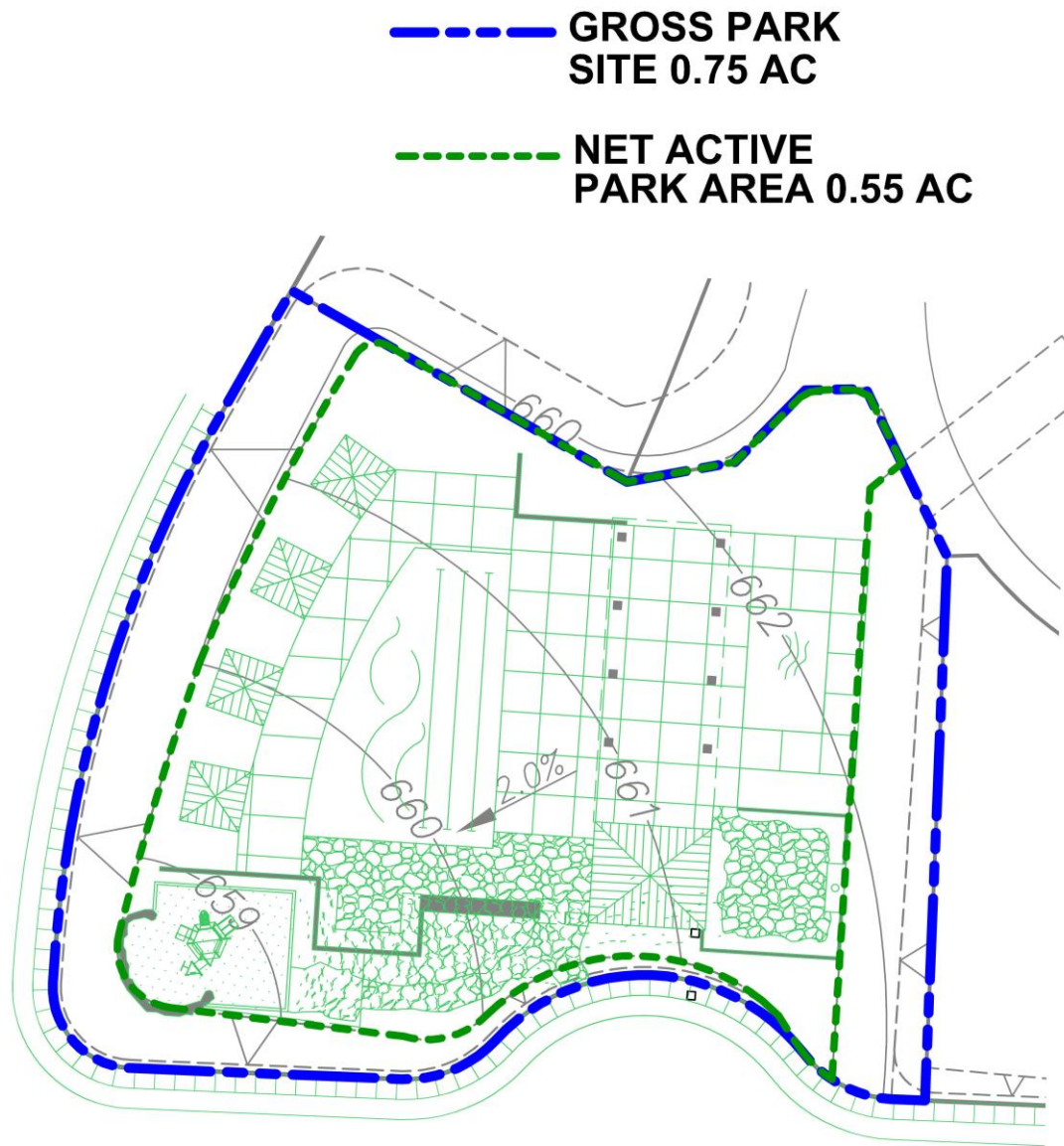
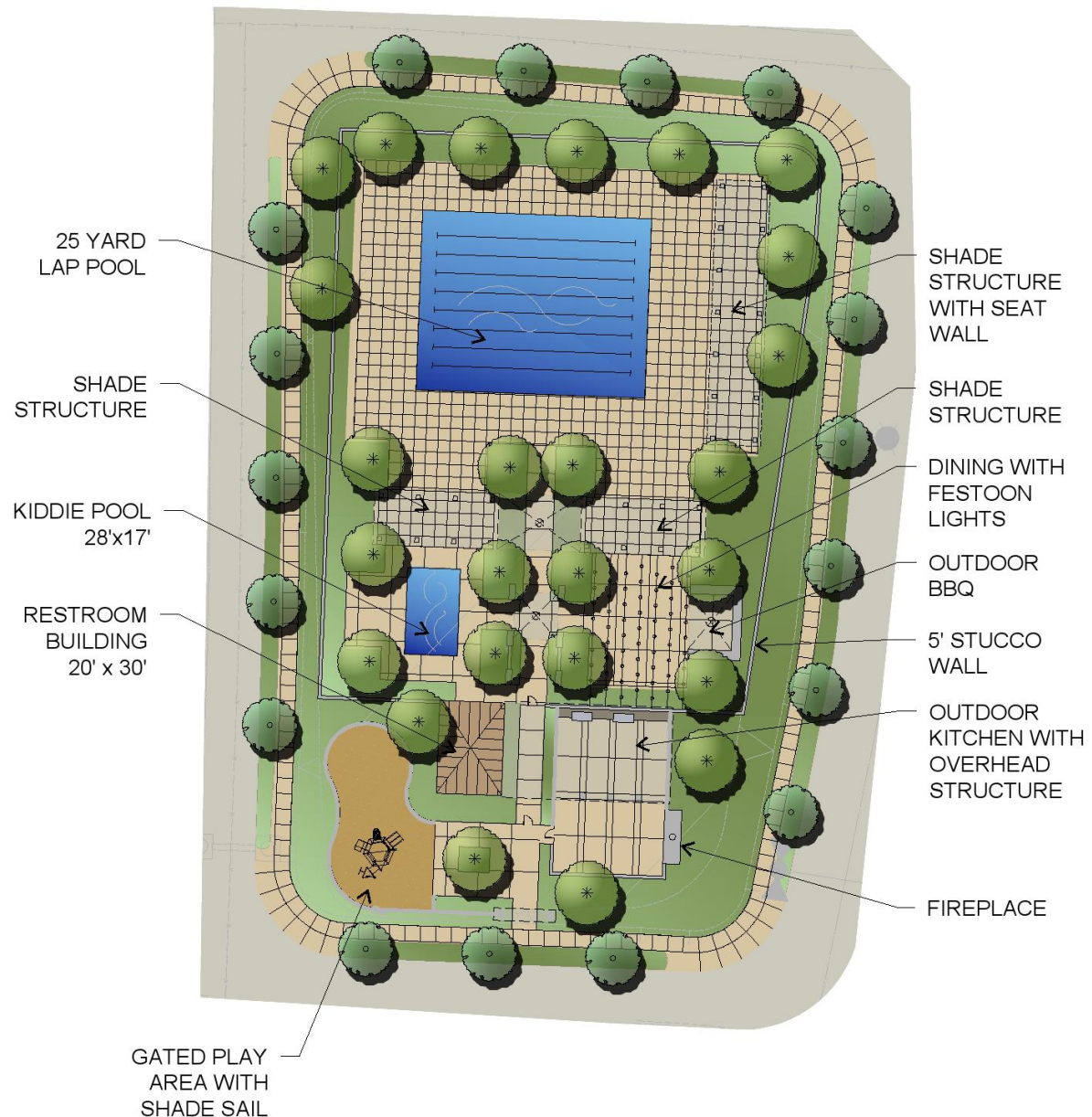


Exhibit 12b –PP-1 Private Park Active Recreation Area

Not to scale

f) CENTRAL COMMUNITY SWIM CLUB (PP-2)

The Central Community Swim Club is in Central Village 14. The private swim club will be maintained by the Homeowners Association and will include a 25-yard lap pool, children's pool, sun deck and shade area, outdoor BBQ and outdoor kitchen, shade structure with seat wall, outdoor dining room, play area with play structure, cabanas and restroom/pool building (refer to Exhibit 13a).

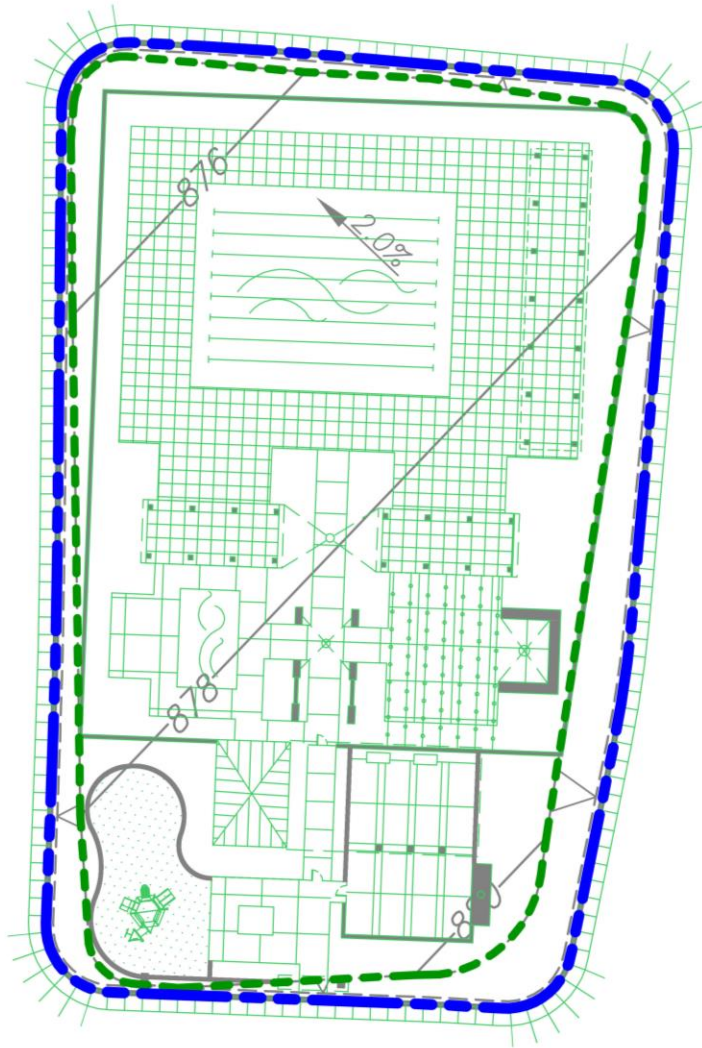


THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY

Exhibit 13a – Central Community Swim Club Conceptual Plan (PP-2)

Not to scale

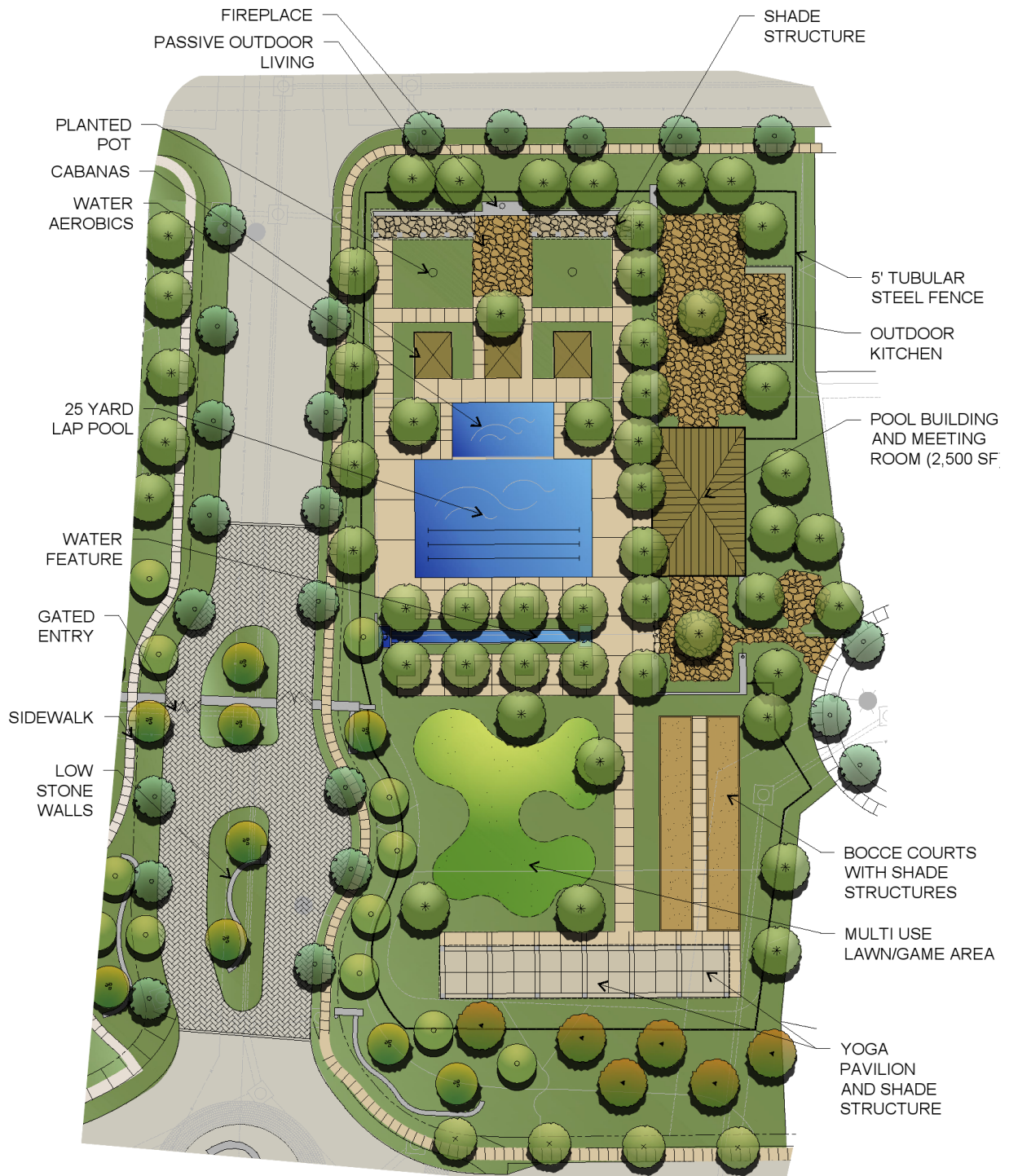
**NET ACTIVE
PARK AREA 0.86 AC**



Not to scale

g) SENIOR ACTIVITY CENTER (PP-3)

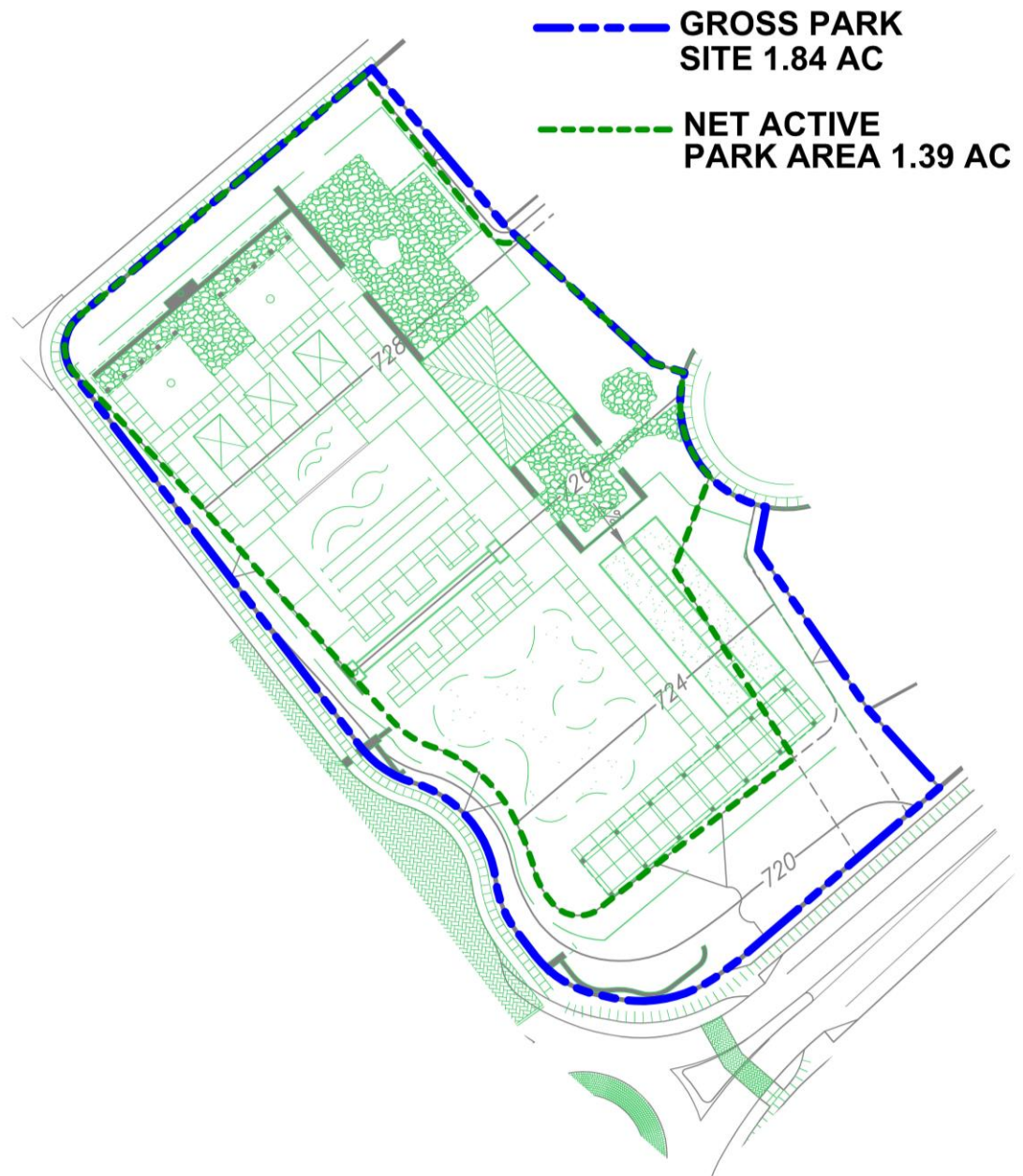
The Senior Activity Center is in Central Village 14, within the neighborhoods designated “age restricted.” This facility is for the exclusive use of residents within neighborhoods R-10 and R-11 and will be maintained by the Homeowners Association. The activity center will include a 25-yard lap pool and water aerobics pool, Yoga pavilion and shade structure, multi-use lawn game area (artificial turf), meeting/restroom/pool equipment room, outdoor kitchen, outdoor living area with fireplace, shaded bocce ball court, cabanas and a water feature.



THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY

Exhibit 14a - Senior Activity Center Conceptual Plan (PP-3)

Not to scale



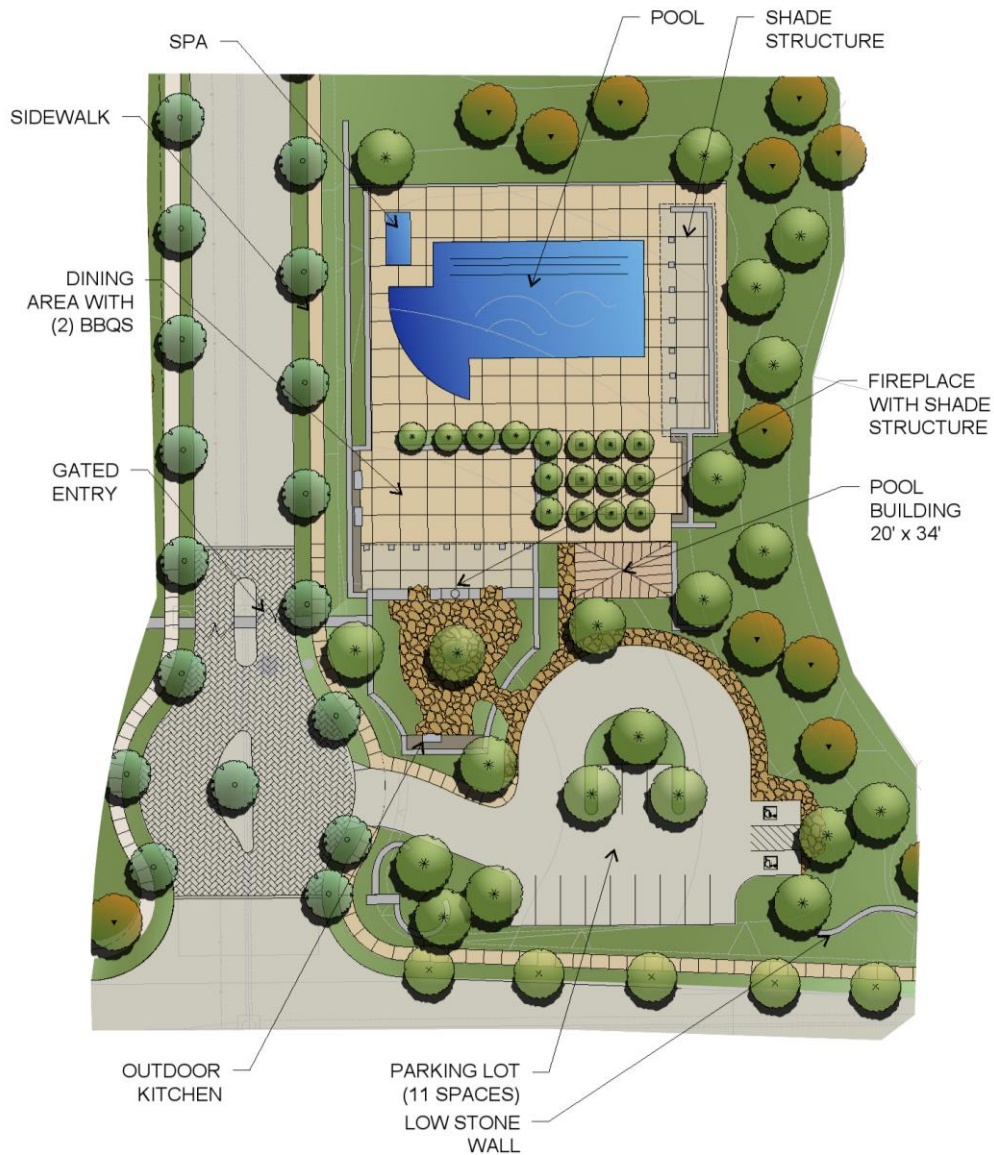
PP-3

Exhibit 14b - PP-3 Private Park Active Recreation Area

Not to scale

h) NORTH COMMUNITY SWIM CLUB (PP-4)

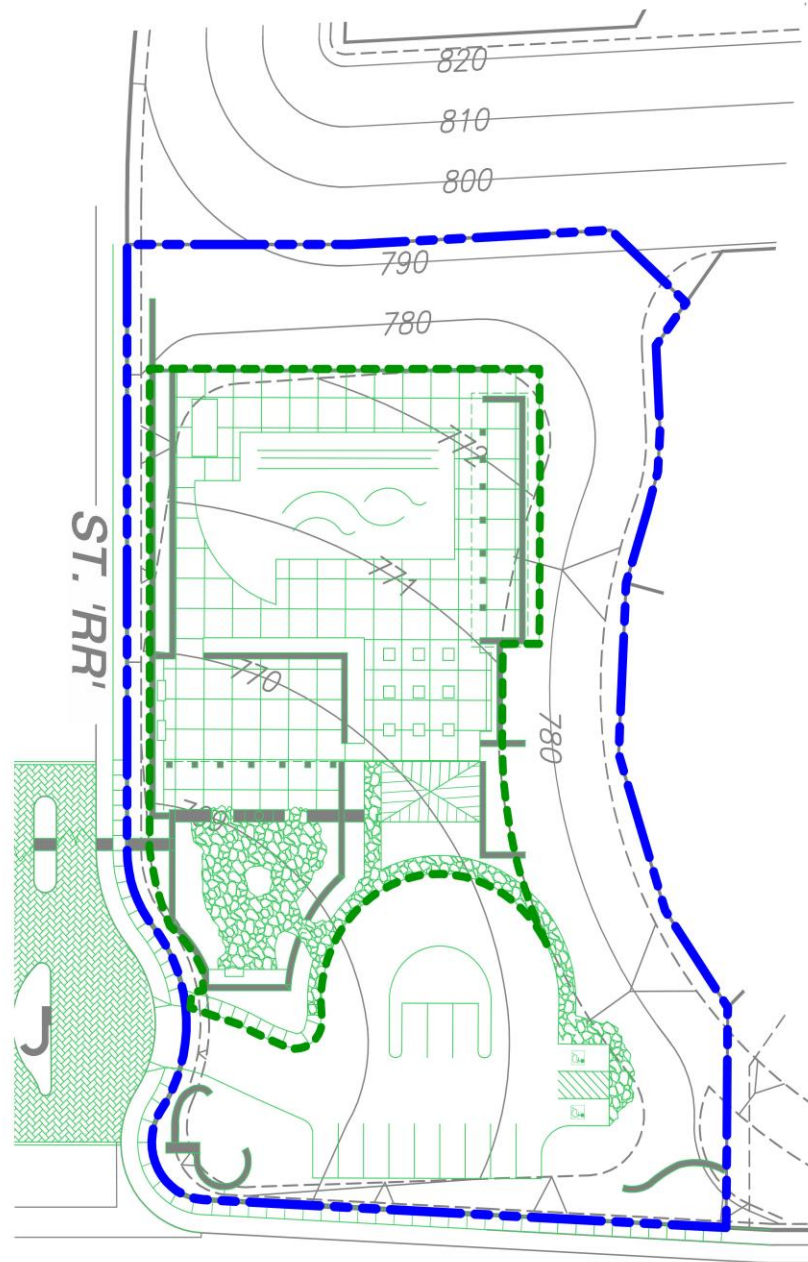
The North Community Swim Club is in North Village 14. The private swim club will be maintained by the Homeowners Association and will include a pool, spa, outdoor dining area with BBQ, shade structure, fireplace with shade structure, restroom/pool building and a parking lot with 11 spaces.



THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY

Exhibit 15a – North Community Swim Club Conceptual Plan (PP-4)

Not to scale



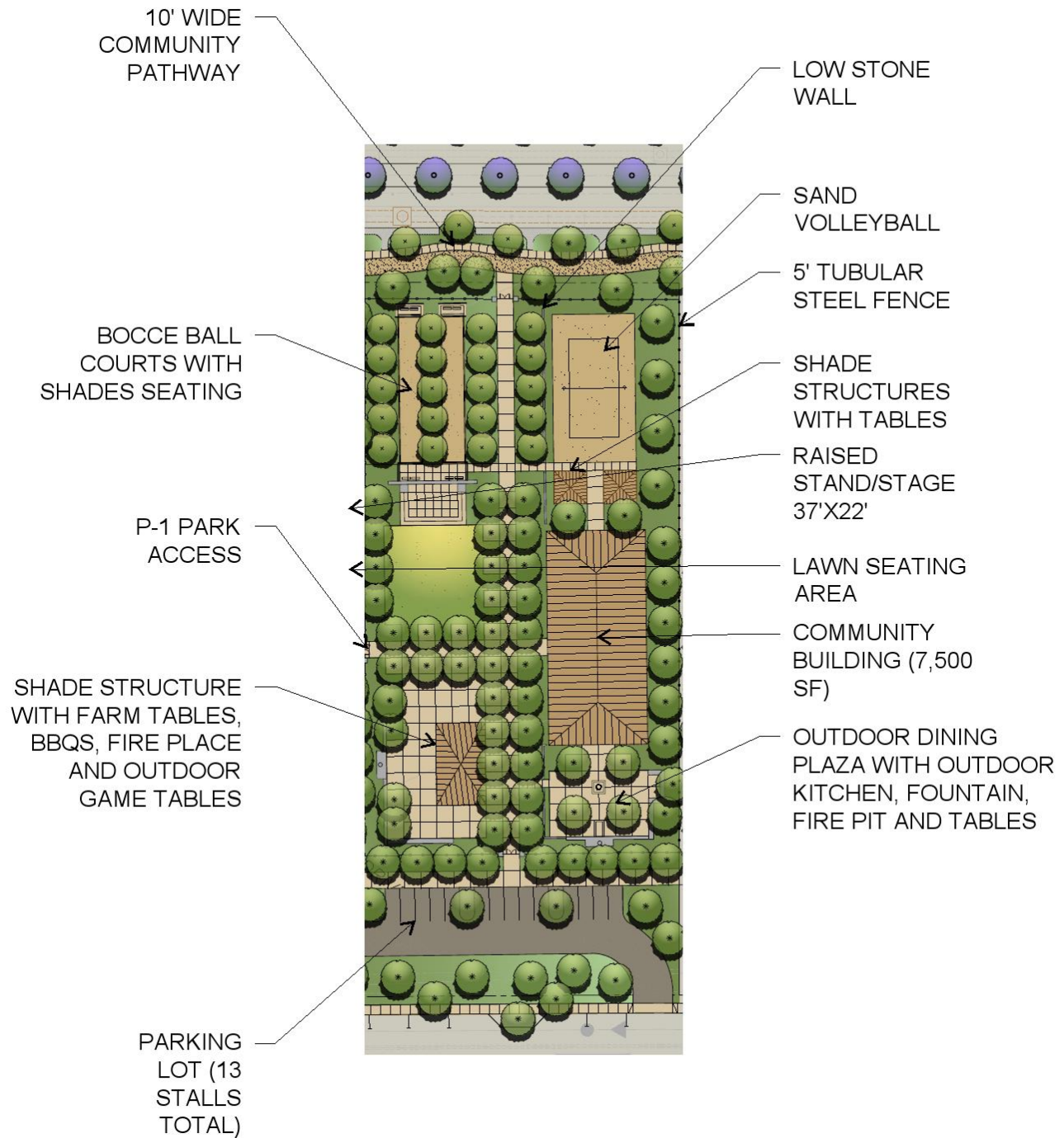
- **GROSS PARK
SITE 1.38 AC**
- **NET ACTIVE
PARK AREA 0.58 AC**

Exhibit 15b –PP-4 Private Park Active Recreation Areas

Not to scale

i) VILLAGE SQUARE COMMUNITY FACILITY (PP-5)

The Village Square Community Facility is the Village Core, adjacent to the P-1 Public Park and the Mixed Use Residential/Commercial site. The conceptual plan includes an approximately 7,500 square foot community center and covered outdoor dining, BBQ and gathering spaces. A centrally located elevated band stand and natural grass gathering space. A sand volleyball court and two bocce ball courts served by shaded seating areas are also planned. A shared parking area with the adjacent P-1 Park accommodates approximately 13 parking spaces and a drop-off/turn around area. On-street parking adjacent to the P-1/PP-5 site along Proctor Valley Road and Street Z2 accommodates approximately 40 spaces along the combined facility frontage. This private facility will be fenced, although there may be joint activities with the adjacent public park are facilitated via pedestrian connectivity between both park uses. This facility will be maintained by the Master Homeowner's Association. The precise location of the PP-5 facility will be determined during preparation of the Master Village Core Site Plan.



THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY

Exhibit 16a – Village Square Community Facility Conceptual Plan (PP-5)

Not to scale

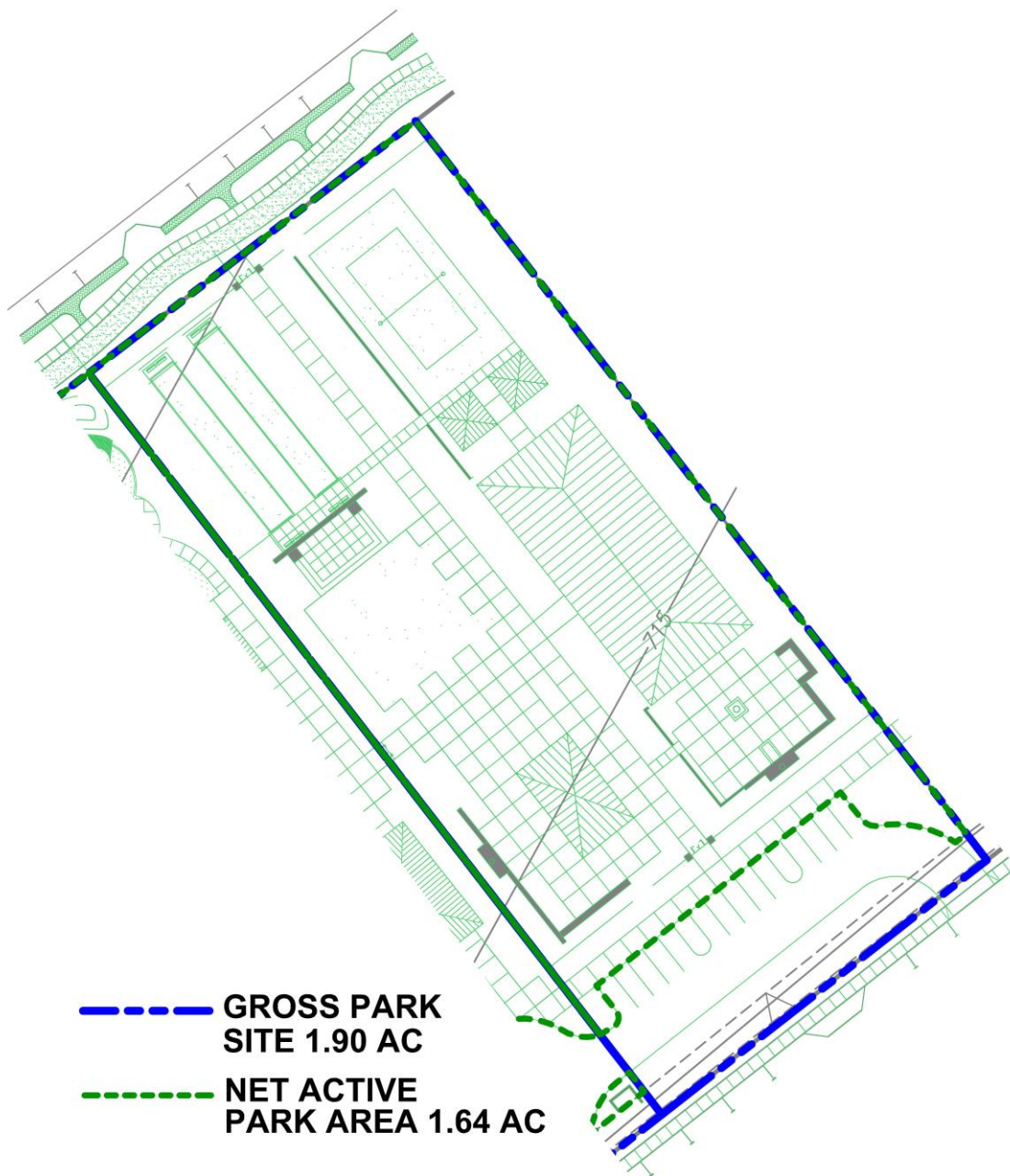
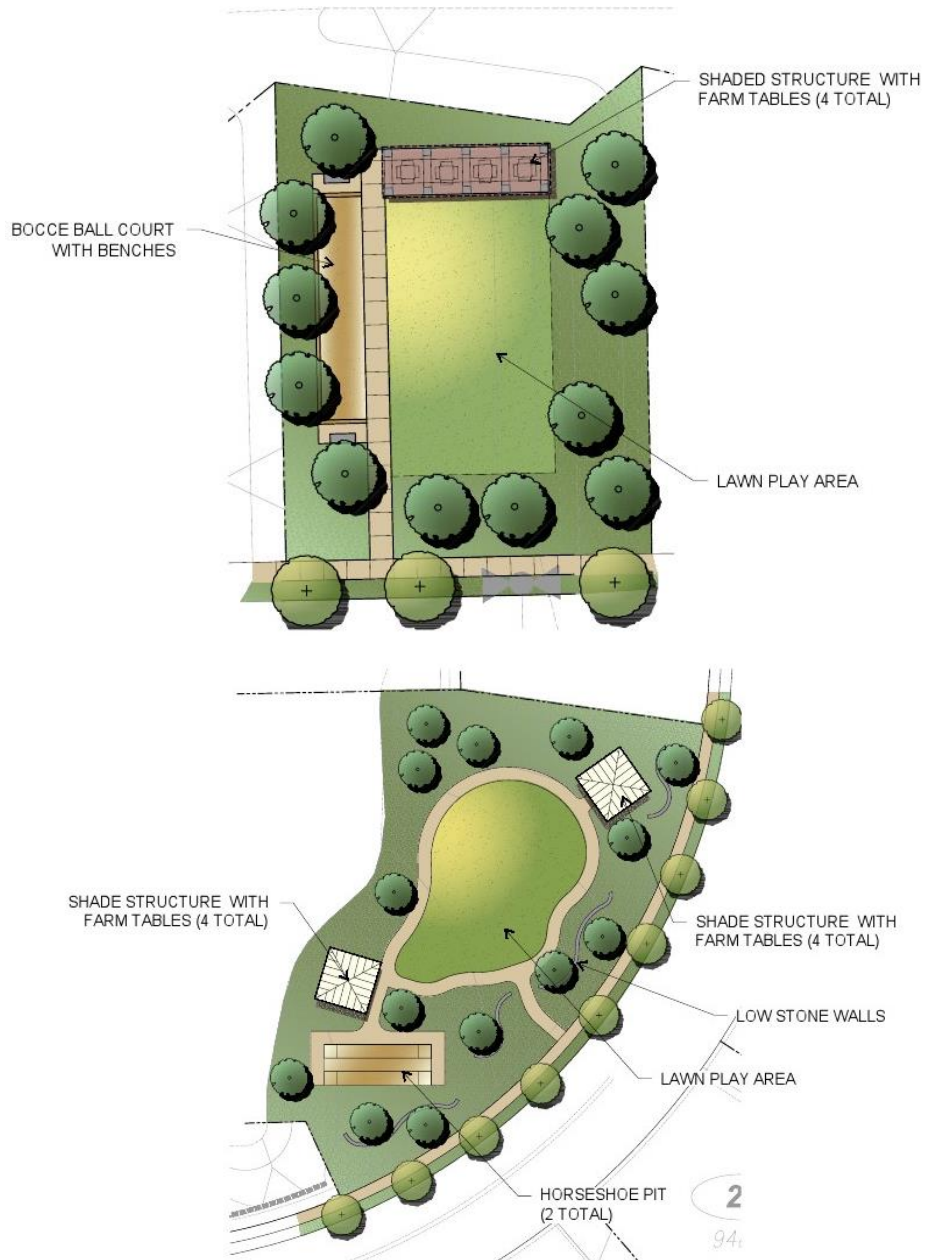


Exhibit 16b – PP-5 Private Park Active Recreation Area

Not to scale

j) TYPICAL PRIVATE POCKET PARK CONCEPTUAL PLANS

10 Private Pocket Parks totaling 2.6 acres combined are distributed throughout single family neighborhoods to provide park facilities close to residents. These small parks may include open lawn areas, a bocce ball court and share structures with farm tables (refer to Exhibit 17 - Typical Private Pocket Park Conceptual Plans).



THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY

Exhibit 17 - Typical Private Pocket Park Conceptual Plans

Not to scale

2. REGIONAL OPEN SPACE

The Otay Ranch GDP/SRP also requires 12 acres per 1,000 residents of “other passive or active recreation and open space areas,” and 15 acres per 1,000 residents of “regional park and open space.” Based on an estimated Project population of 5,508 residents, the 12-acre standard requires 66.1 acres of open space and the 15-acre standard requires 82.6 acres of dedicated open space. This combined open space requirement of 148.7 acres is satisfied in two ways. The Land Exchange Area contains approximately 187.6¹⁵ acres of internal open space, and approximately 1,748.8 acres of Preserve land.

Internal open space will be maintained through either an assessment mechanism such as a CFD or through an HOA. The 1,748.8 acres of RMP Preserve will be maintained by the State of California or the Otay Ranch Preserve/Owner Manager (POM) with funding for the maintenance of the RMP Preserve conveyed to the POM provided by an assessment mechanism such as a CFD.

3. OTAY RANCH PRESERVE

The Otay Ranch Phase 2 RMP requires conveyance of 1.188 acres of open space to the Otay Ranch Preserve for every acre of development except for common uses including public parks, schools, and circulation element roads. Based on approximately 550.9 acres of development area, the conveyance obligation is approximately 654.5 acres. Table 4 summarizes the estimated conveyance obligation. The final development area and conveyance obligation will be calculated at the final map level. Exhibit 18, Conceptual RMP Preserve Plan, depicts RMP Preserve areas included within the Land Exchange Alternative.

Table 4: Preserve Conveyance Obligation Estimate

Land Use	Village 14 Acres
Development Area	598.7
Common Use Areas	
Proctor Valley Road	(23.1)
Public Parks	(13.5)
School	(8.3)
Public Safety Site	(2.3)
OWD Water Tank Access Road	(0.6)
Total Development Areas Subject to Conveyance	550.9
Conveyance Factor	1.188
Estimated RMP Preserve Conveyance Obligation (550.9 x 1.188)	654.5

¹⁵Certain portions of areas designated “Open Space” are included within residential neighborhood acreage.

The calculation in Table 4 estimates the number of RMP Preserve acres which must be conveyed into public ownership concurrent with approval of final maps. The Preserve Conveyance Obligation is calculated by multiplying the Village 14 development footprint (minus “Common Uses” - circulation element roads, public schools, public parks, OWD water tank access road and the public safety site) by 1.188. The RMP Preserve land shall be conveyed in accordance with the provisions of the Otay Ranch Phase 2 RMP.

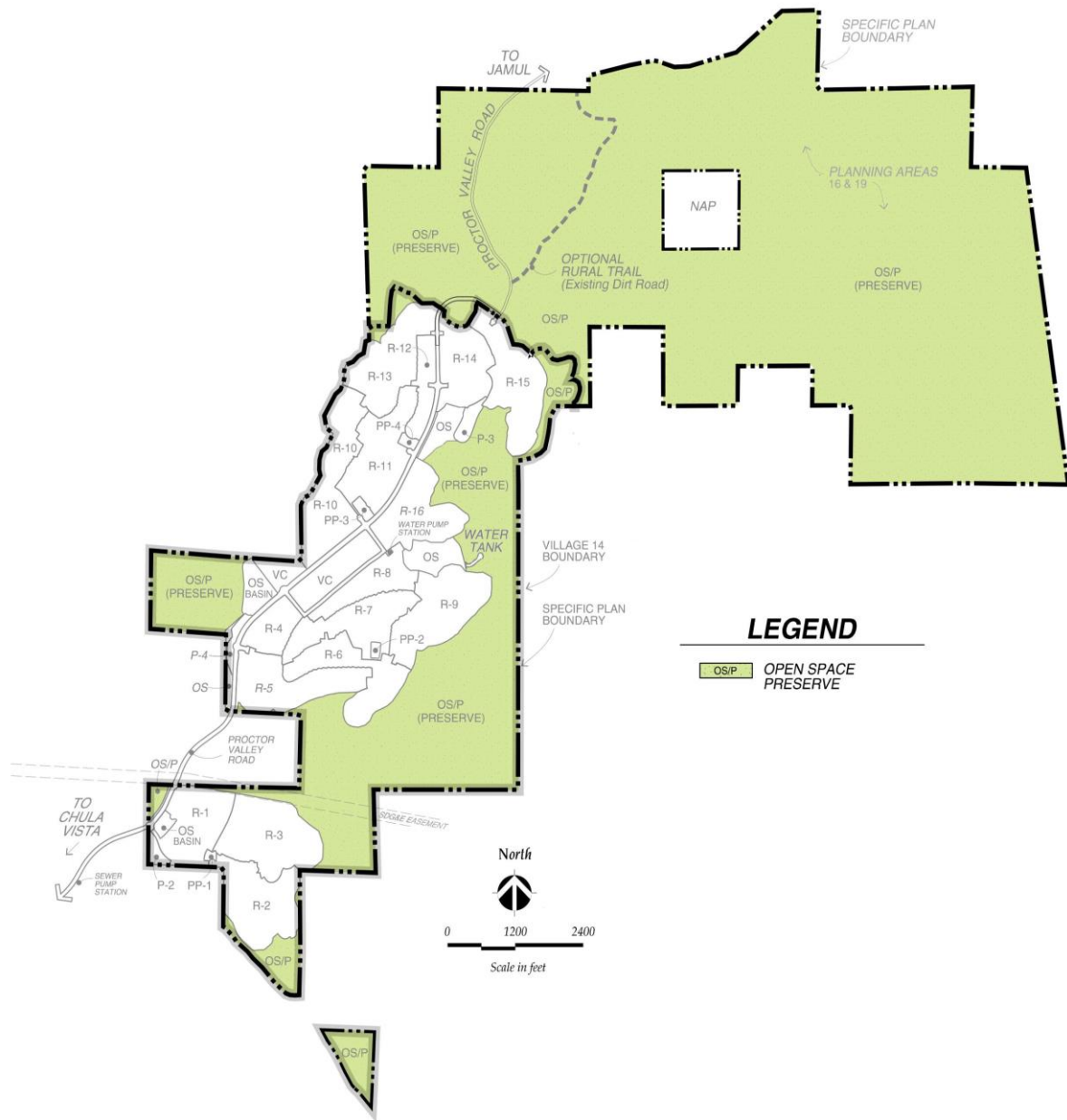


Exhibit 18 – Conceptual RMP Preserve Plan

Not to scale

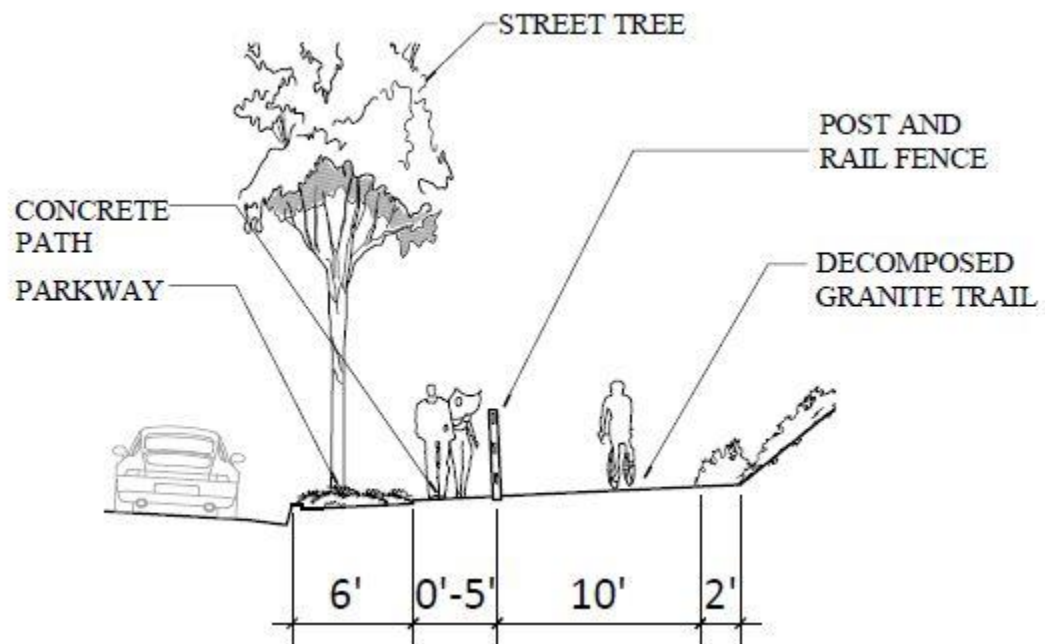
4. TRAILS AND PATHWAYS

The trail system enhances the active lifestyle and wellness recreation theme for the Land Exchange Alternative. Strong connections between residential neighborhoods, the park system and the Village Core are provided via the integrated trail system. The primary trail component is the 4.5-mile Community Pathway located along Proctor Valley Road. The 3.0-mile Park-to-Park Loop system is internal to South and Central Village 14. Trail segments are planned within the south, central and northern portions of the residential neighborhoods, linking the parks to the Community Pathway along the “Park to Park” loop system.

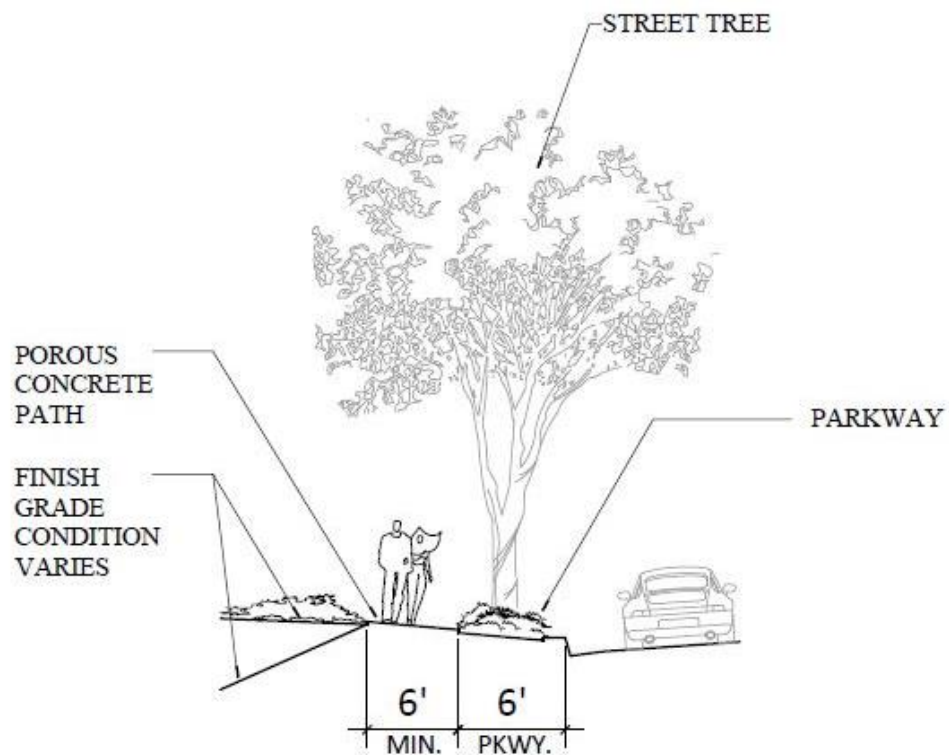
The Community Pathway also connects to the Chula Vista Regional Trail network to the southwest at Eastlake and Rolling Hills Ranch and to a potential off-site Primitive Trail located within the disturbed footprint of an historic dirt road within the RMP Preserve to the east. The Land Exchange Alternative does not propose any disturbance or improvements associated with the optional Primitive Trail. The Primitive Trail is subject to review and approval of appropriate resource agencies.

Pathways within road rights-of-way are public, non-motorized and multi-use. Trails on the private streets and on the private recreation lots will be maintained by an HOA or similar community serving entity. Maintenance of dedicated trails improvements along Proctor Valley Road will be funded through an assessment mechanism or Homeowners Association. Refer to Parks, Recreation, Open Space, RMP Preserve and Trails Plan, Exhibit 6 and Conceptual Trail Sections, Exhibit 19.

Otay Regional Trail Alignment Study: The County of San Diego, in conjunction with the City of Chula Vista, City of San Diego, California Department of Fish & Wildlife, U.S. Fish and Wildlife Service, National Wildlife Refuge, Bureau of Land Management, U.S. Border Patrol and the Otay Water District, is conducting a planning study of a new trail system in the greater south County area, including Otay Ranch and surrounding lands, including the Land Exchange Area. The goal of the planning effort is to create a coordinated and sustainable trail system that provides quality recreation trail connections to the RMP Preserve and other public lands, while balancing the need to protect sensitive environmental resources. The Applicant will also be participating in the Trail Study, as an interested property owner and stakeholder and will, to the greatest extent possible, coordinate with the County to ensure the Land Exchange Alternative is consistent with the approved Otay Regional Trail Alignment Study.



Community Pathway



Park-to-Park Loop (Specialty Trail)

Exhibit 19 - Conceptual Trail Sections

Not to scale

5. COMMUNITY GARDENS

The Otay Ranch GDP/SRP requires that the Specific Plan consider provisions for a community garden program. Community Garden guidelines are included in the Village 14 Design Plan (Land Exchange Alternative). The developer and/or Homeowners Association will facilitate a public forum to determine community interest in a community garden program. If interest is expressed, a site and program will be identified. Community gardens would be allowed within any of the on-site parks or the Village Square Community Facility. See the Village 14 Design Plan (Appendix 5) for additional details.

G. LANDSCAPE CONCEPTS

1. LANDSCAPE CONCEPT PLAN

Landscaping within the Land Exchange Alternative reflects the historic agricultural setting of the area with trees at entries and focal points throughout the village. A “California Friendly” and “Fire Safe” landscape palette is utilized to maximize water conservation and fire safety consistent with the requirements of the Water Conservation Plan and Fire Protection Plan. Refer to Exhibit 20 for the landscape concept plan. Below is an outline regarding the landscape zones within the Land Exchange Alternative. The Village 14 Design Plan (Appendix 5) and the Fire Protection Plan (Appendix 2) provide additional details regarding the landscape zones.

- Scenic Highway – Proctor Valley Road: Native and naturalized plantings including Oak and Sycamore trees. Low native shrubs, grasses and wildflowers.
- Village Entries: Transitional plantings including Specimen Oak tree at roundabouts, groves of Olive trees¹⁶ and low accent shrubs and grasses.
- Village Interior– Streets and Slopes: Olive trees are primary street trees, smaller accent trees in residential parkways and low growing shrubs as ground plane.
- Commercial, Mixed Use, School and Single Family: Olive trees are primary grove trees in parking lots and selected slopes, accent trees and accent shrubs, ground covers, grasses and boulders throughout.
- Parks: Olive tree groves on slopes, low water use turf on recreational fields, accent trees, shrubs and ground covers are planned throughout.
- RMP Preserve Interface: Coast Live Oak trees, low growing native accent shrubs, ground covers, grasses and wildflowers.
- Natural Undisturbed RMP Preserve.

¹⁶ Oea Europaea ‘Wilsonii’

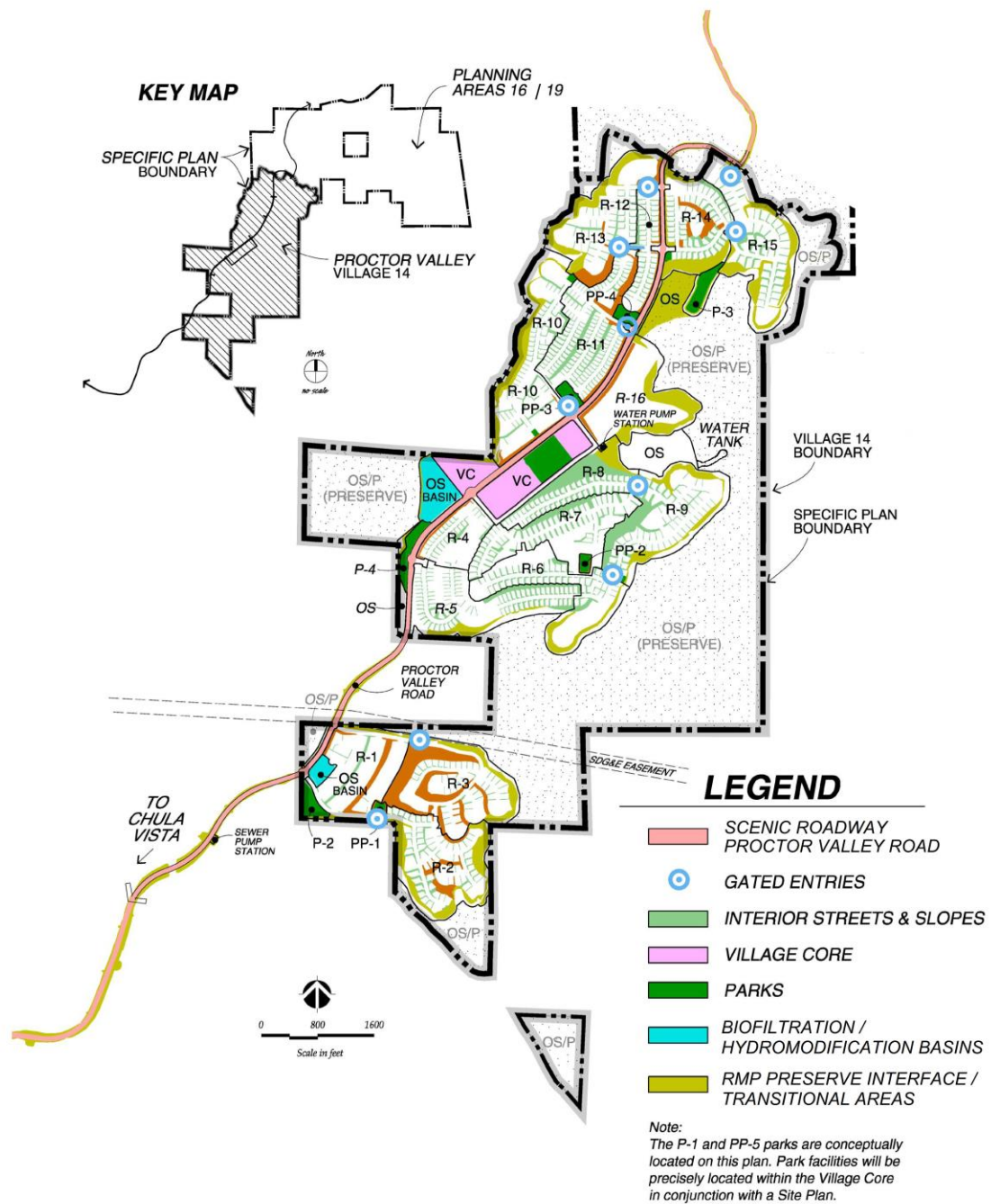


Exhibit 20 - Landscape Concept Plan

Not to scale

2. WALLS AND FENCES

The design theme will be reinforced through a comprehensive system of walls and fences. At the village entries, walls will be designed to reflect the Old California character by incorporating natural materials such as stone and wood and following underlying topography. Perimeter walls will be constructed of concrete block, metal picket and/or glass per sound and/or fuel modification requirements. Final wall heights to be determined in conjunction with a detailed acoustical analysis. Fencing within public parks will be open and will not include any closed fencing or walls. Refer to Village 14 Design Plan (Appendix 5) for additional fence and wall details.

3. STREET LIGHTING

Street lighting is another thematic element utilized to establish the Old California town character of the Land Exchange Alternative. Light standards will have a distinctive character to relate to the corridors they serve. Lighting along pedestrian corridors will be more human in scale, closer spaced and lower in height. Village lighting will be designed to provide adequate illumination while minimizing dark sky impacts. Energy conservation and light nuisance avoidance are a priority. See Village 14 Design Plan (Appendix 5) for design details.

4. COMMUNITY & NEIGHBORHOOD SIGNAGE

The Old California town character of the Land Exchange Alternative will be reflected in a cohesive community signage program. The Primary Community entry featuring a grand tower serves as a gateway into the community and establishes the character through landscape, monuments, lighting and signage. Entry monuments comprised of thematic walls featuring natural materials such as stone and wood will occur at each entry. Signage and lighting will be incorporated into the walls at each entry.

Neighborhood and park monuments will have similar design elements and may be located at neighborhood entries and at both public and private parks. Public Park signage is subject to review and approval by the Department of Parks and Recreation. Temporary marketing/advertising signage will be utilized throughout the Specific Plan area as permitted in Chapter VI, Development Regulations, G. Sign Regulations. Conceptual signage locations are depicted in Exhibit 21. Refer to Village 14 Design Plan (Appendix 5) for design details.

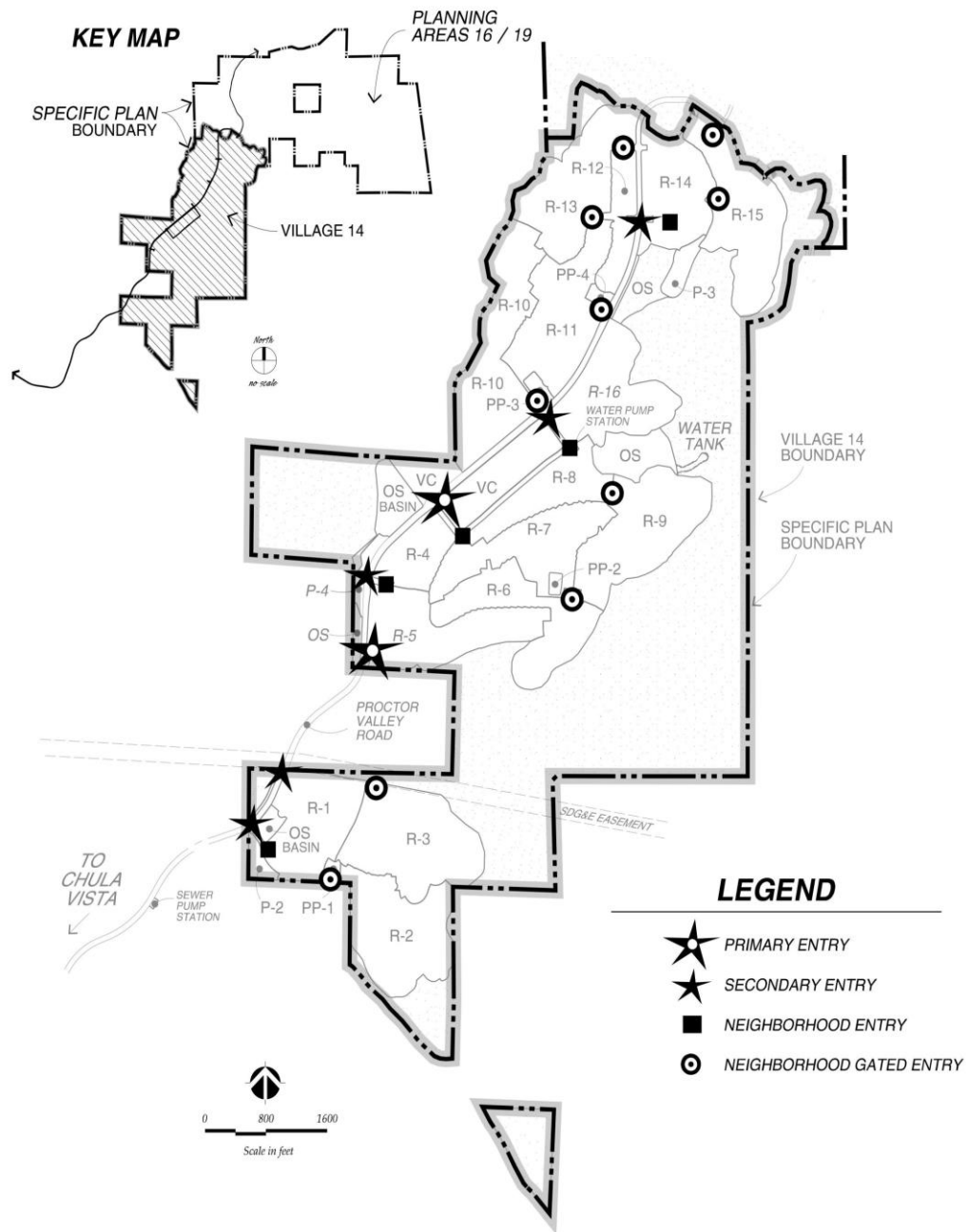


Exhibit 21 – Conceptual Signage & Monumentation Locations

Not to scale

H. CIRCULATION PLAN

The Internal Circulation Concept Plan (Exhibit 22) provides for a transportation system utilizing both existing roadways and new facilities. The Land Exchange Alternative incorporates vehicular and non-vehicular modes of transportation in a system of roads, bike lanes, pathway, trails and sidewalks. Roads are arranged in a hierarchy, organized by function, to facilitate access within and around the community. The plan seeks to implement street sections to slow traffic, create a pleasant walking environment and minimize urban runoff.

1. REGIONAL AND LOCAL ROAD ACCESS

Regional access is provided by State Route 125 (SR-125), located approximately three miles west of the Land Exchange Area. Interstate 805 (I-805) is approximately eight miles to the west and provides secondary north/south access for traffic generated from the South San Diego County areas including Otay Ranch and other portions of eastern Chula Vista. State Route-54 connects with SR-125 and I-805 approximately six miles to the northwest and provides east-west access. State Route 94 (SR-94), located approximately three miles to the northeast, provides access from the east through the community of Jamul.

Proctor Valley Road would provide main access to Land Exchange Alternative. Five roundabouts identify entrances into each residential area and provide traffic calming at key internal intersections along Proctor Valley Road. Proctor Valley Road is a two-lane road and is designated a Scenic Corridor in the Otay Ranch GDP/SRP (Page 125) and County General Plan, Chapter 5, Conservation and Open Space Element (Table COS-1 County Scenic Highway System). Scenic corridors are designated in areas where adjacent lands contain valuable scenic resources such as natural landforms, rock outcroppings, unique vegetation, lakes and view sheds, which merit protection. Proctor Valley Road has been sensitively planned, consistent with the Scenic Corridor objectives in the Otay Ranch GDP/SRP. The northern connection of Proctor Valley Road to the existing community of Jamul will be substantially in its existing width and alignment to provide public and secondary access to both communities.

2. ON-SITE CIRCULATION

The goal of the Internal Circulation Plan is to provide vehicular access via alternate routes to disperse traffic and avoid “through routes” within residential neighborhoods. Several traffic calming design features, including five roundabouts, intersection neckdowns and bay parking with landscape pop-outs, have been incorporated throughout the Land Exchange Alternative to reduce travel speeds on most streets – Proctor Valley Road travel speeds have been reduced to 40 mph. Travel speeds on Modified Residential Collectors and Modified Residential Streets have been reduced to 25 mph to allow bicycles to travel on streets without designated bike lanes, to encourage walking and enhance the active lifestyle and wellness theme and quality of life throughout the community. The Land Exchange Alternative’s circulation network is conceptually shown in Exhibit 22.

3. EXISTING AND PROPOSED NON-VEHICULAR CIRCULATION SYSTEM

Public transit service for the Land Exchange Alternative is being considered and may be provided by Metropolitan Transit Service (MTS). MTS currently provides bus service through the Rolling Hills Ranch and EastLake communities, including the EastLake Business Center and Southwestern College, to the west of the Land Exchange Area. If MTS provides transit service in the future, the Land Exchange Alternative Specific Plan identifies potential future transit stops within the Village Core area.

4. PUBLIC STREETS

Each public street section is described below and depicted in Exhibits 23 through 32.

STREET SECTION 1 – CLASS II COLLECTOR (MODIFIED)

The western segment of Proctor Valley Road within the City of Chula Vista is an existing 4-Lane Major Road. From the terminus of existing improvements in Chula Vista, Proctor Valley Road transitions to a Modified Class II Collector comprised of 74' ROW, including two travel lanes, bike lanes, a 10' median, parkways and the 10' Community Pathway. Parking is not permitted along this segment of Proctor Valley Road (refer to Exhibit 22)

STREET SECTIONS 2 THROUGH 7 - LIGHT COLLECTOR (MODIFIED)

Proctor Valley Road is an existing unimproved two-lane roadway which traverses the Land Exchange Area and provides access to the undeveloped property and the existing community of Jamul.

Proctor Valley Road is proposed as a 2-Lane Light Collector (Modified) along six unique segments. Right-of-way widths vary from 64' to 112' to minimize impacts to adjacent sensitive resources, while providing for safe travel, turning movement and access to adjacent land uses. Bike lanes, landscaped parkways and a 10' Community Pathway are provided along the full length (4.5 miles) of Proctor Valley Road. Parallel parking is only permitted on the segment of Proctor Valley Road within the Village Core (Street Section 5), along the eastern ROW adjacent to the elementary school site, Village Green public park, Village Square Community Center the Mixed-Use Site (refer to Exhibits 23 to 29).

STREET SECTIONS 10/10A - 40' LIGHT COLLECTOR

These northernmost segments of Proctor Valley Road include surface improvements substantially within the existing Proctor Valley Road limits. Two travel lanes and a 10' Community Pathway are planned within this segment. Parking is not permitted on either side of the street (refer to Exhibits 30 and 31). See Chapter VIII Internal Circulation Options for details regarding a street section that could replace Street Section 10 if the County approves this option.

***STREET SECTION 11 - COUNTY PUBLIC ACCESS/WATER LINE
MAINTENANCE ROAD***

This roadway provides access the Development Area and the proposed water reservoir, along a 24' graded access road (refer to Exhibit 32).

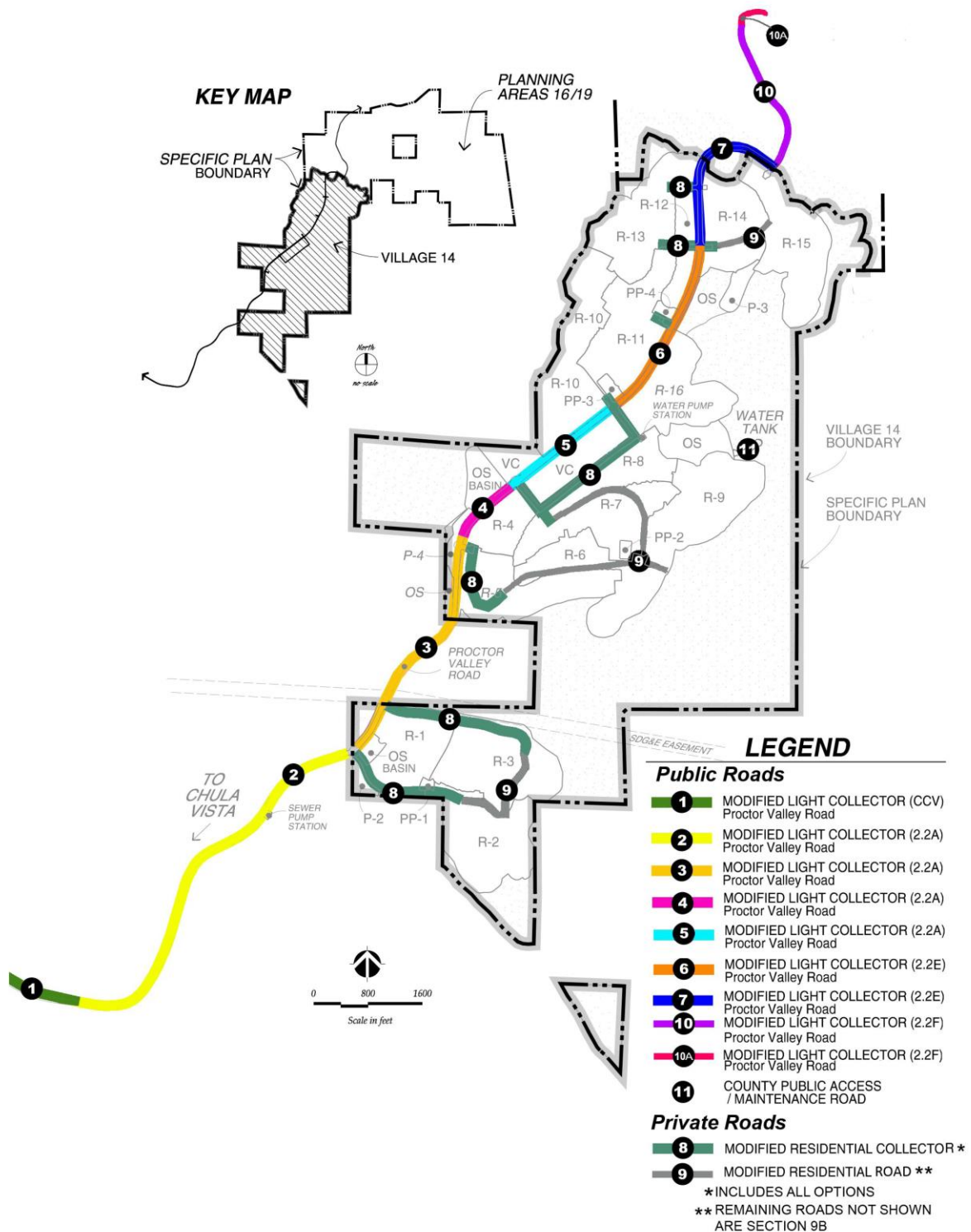
5. PRIVATE STREETS

STREET SECTIONS 8A AND 8B - MODIFIED RESIDENTIAL COLLECTOR

These street sections provide primary access from Proctor Valley Road to residential neighborhoods and the Village Core. Parking is not permitted on residential entry streets. Parking is permitted on both sides of the streets within the Village Core on Streets Z1, Z2 and Z3. The street includes two travel lanes, landscaped parkways and sidewalks on both sides of the street. A wider walkway is provided in key locations as part of the Park to Park network (refer to Exhibits 33 and 34).

MODIFIED RESIDENTIAL STREET (STREET SECTION 9A AND 9B)

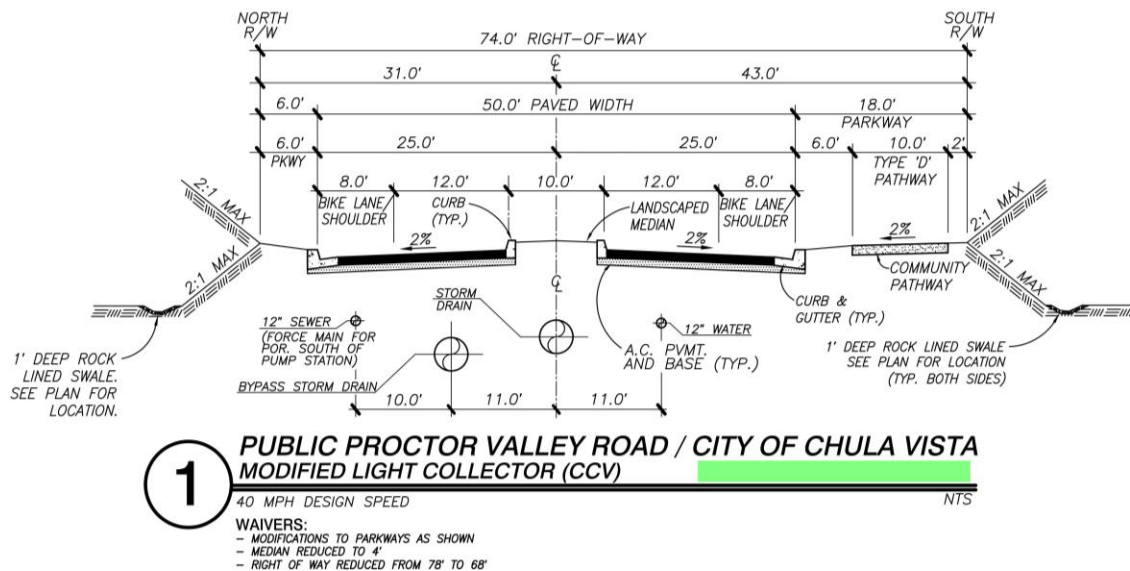
The Modified Residential Street includes two travel lanes, landscaped parkways and sidewalks on both sides of the street. Parking is permitted on both sides of the street. This street is planned within all single-family neighborhoods. Parking may be eliminated on one side along single-loaded streets (refer to Exhibits 35 and 36).



Note: See Chapter VIII. Internal Circulation Options for information regarding the Proctor Valley North option (Street Section 10)

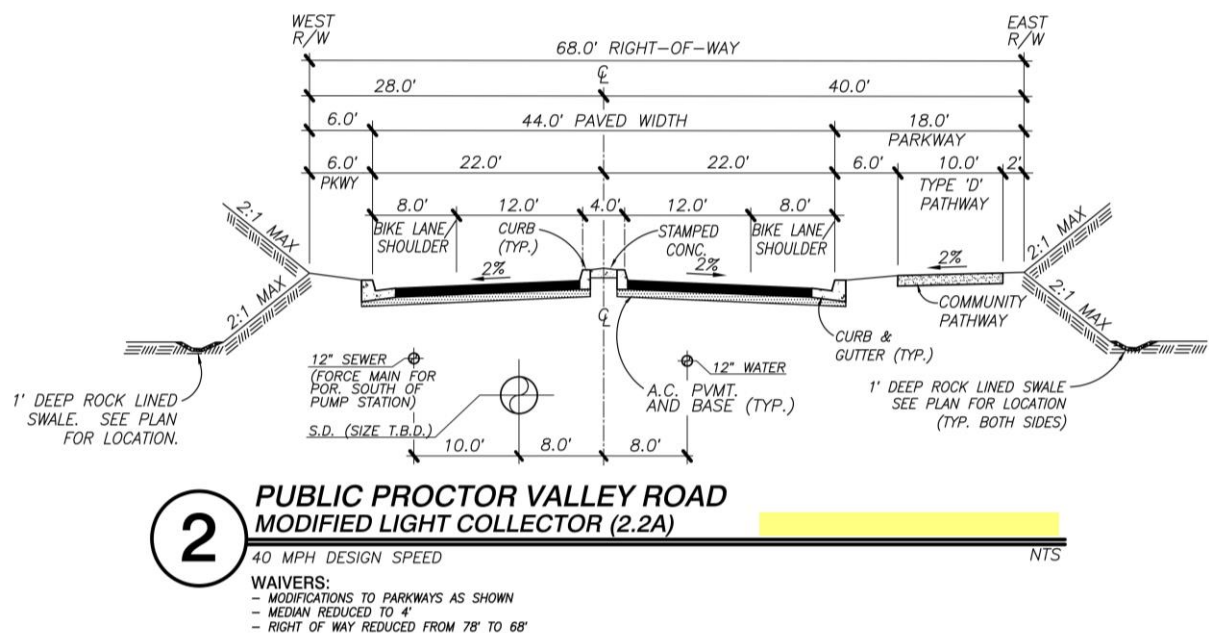
Exhibit 22 – Internal Circulation Concept Plan

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PUBLIC STREETS/ROADS

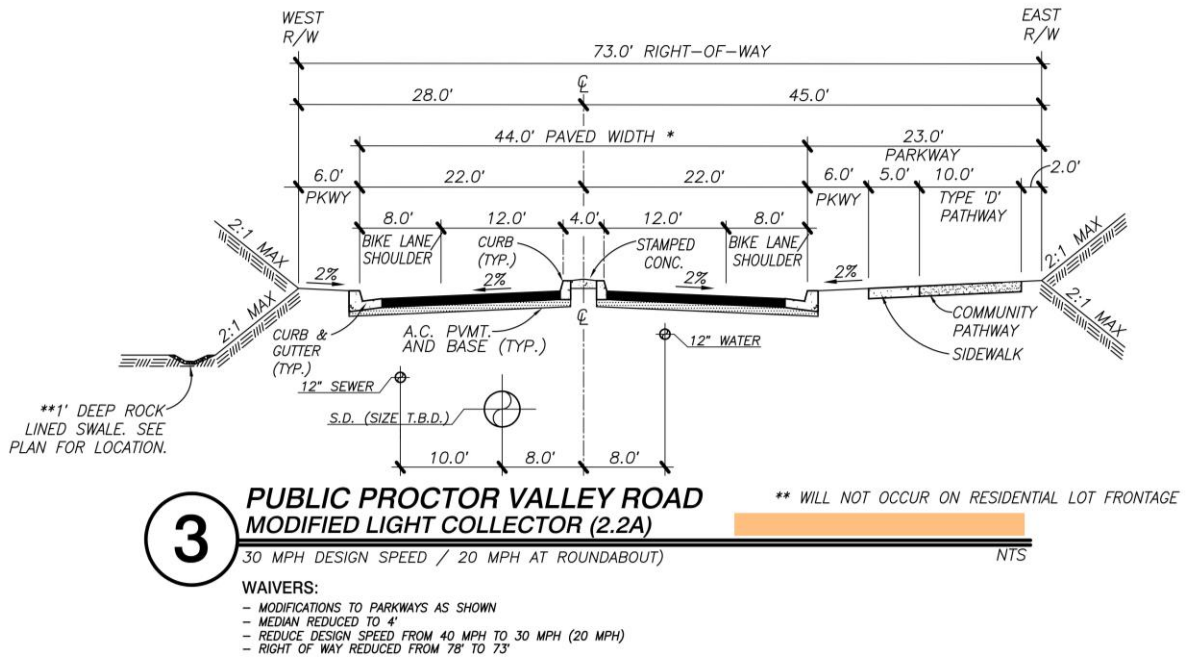
**Exhibit 23 - Street Section 1 – Proctor Valley Road –
2-Lane Light Collector per City of Chula Vista Street Standard (74' ROW)**

Not to scale



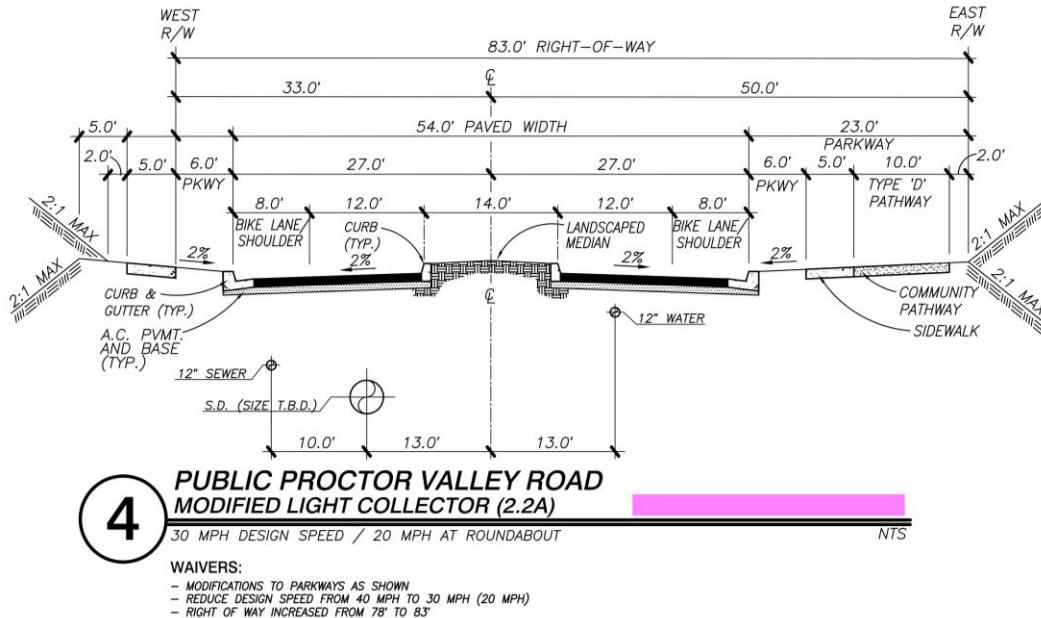
**Exhibit 24 - Street Section 2 - Proctor Valley Road
Modified 2-Lane Light Collector 2.2A (68' ROW)**

Not to scale



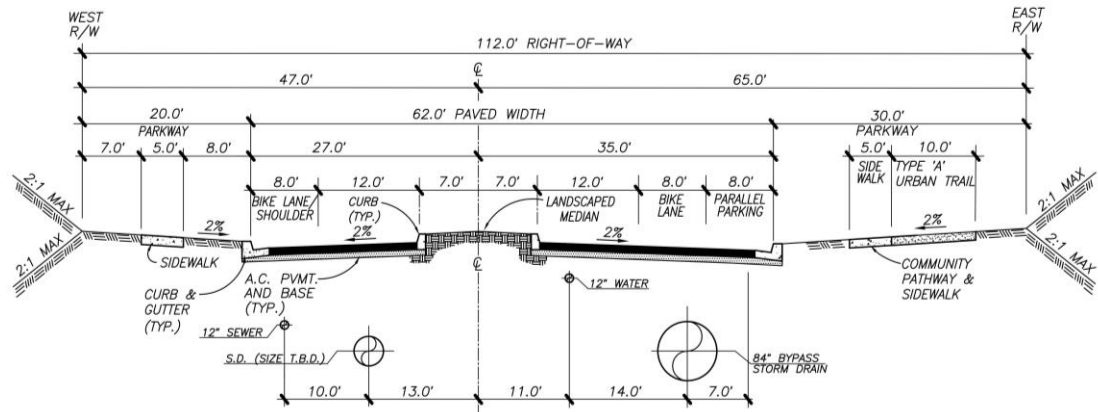
**Exhibit 25 - Street Section 3 - Proctor Valley Road
Modified 2-Lane Light Collector 2.2A (73' ROW)**

Not to scale



**Exhibit 26 - Street Section 4 - Proctor Valley Road
Modified 2-Lane Light Collector 2.2A (83' ROW)**

Not to scale



**5 PUBLIC PROCTOR VALLEY ROAD
MODIFIED LIGHT COLLECTOR (2.2A)**

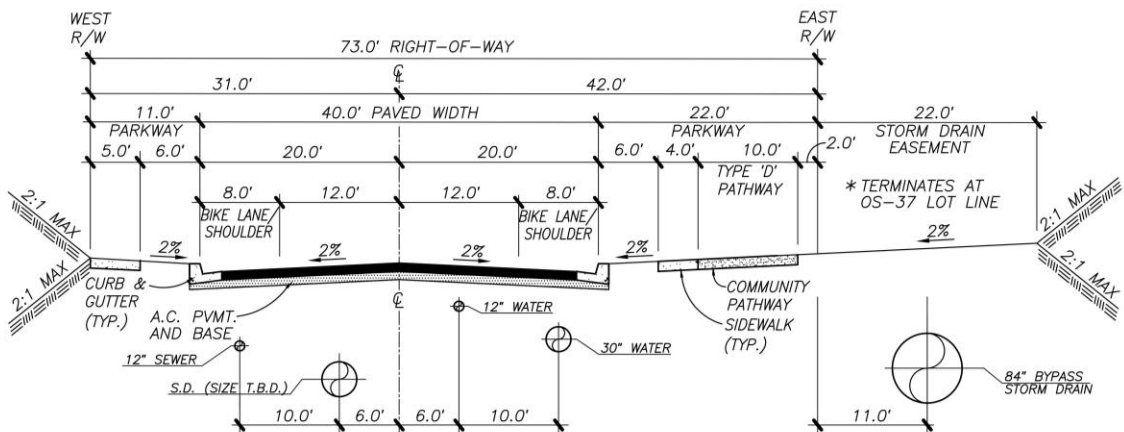
30 MPH DESIGN SPEED / 20 MPH AT ROUNDABOUT NTS

WAIVERS:

- MODIFICATIONS TO PARKWAYS AS SHOWN
- REDUCE DESIGN SPEED FROM 40 MPH TO 30 MPH (20 MPH)
- RIGHT OF WAY INCREASED FROM 78' TO 112'

**Exhibit 27 - Street Section 5 - Proctor Valley Road
Modified 2-Lane Light Collector 2.2A (87' ROW)**

Not to scale



**6 PUBLIC PROCTOR VALLEY ROAD
MODIFIED LIGHT COLLECTOR (2.2E)**

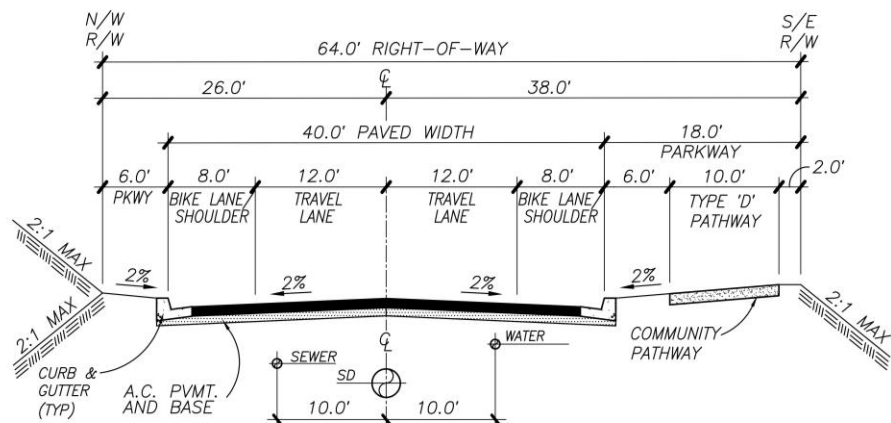
30 MPH DESIGN SPEED / 20 MPH AT ROUNDABOUT NTS

WAIVERS:

- MODIFICATIONS TO PARKWAYS AS SHOWN
- REDUCE DESIGN SPEED FROM 40 MPH TO 30 MPH (20 MPH)
- RIGHT OF WAY INCREASED FROM 64' TO 73'

**Exhibit 28 - Street Section 6 - Proctor Valley Road
Modified 2-Lane Light Collector 2.2E (73' ROW)**

Not to scale



7

**PUBLIC PROCTOR VALLEY ROAD
MODIFIED LIGHT COLLECTOR (2.2E)**

PARKING PERMITTED ON BOTH SIDES OF ROAD
25 MPH DESIGN SPEED

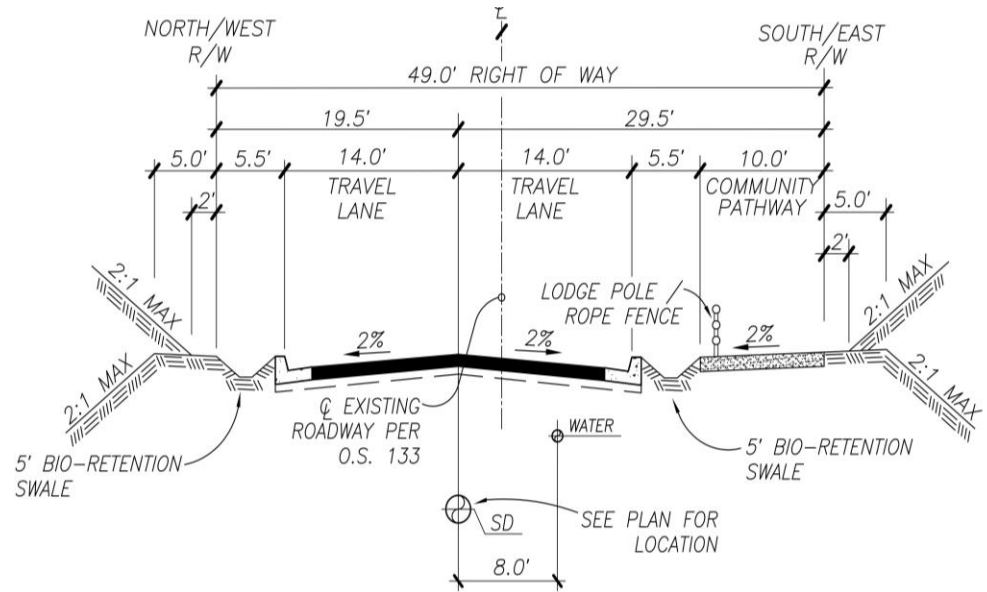
NTS

WAIVERS:

- MODIFICATIONS TO PARKWAYS AS SHOWN
- REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
- REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 300' TO 200'

**Exhibit 29 - Street Section 7 - Proctor Valley Road
Modified 2-Lane Light Collector 2.2E (64' ROW)**

Not to scale



10A

PUBLIC PROCTOR VALLEY ROAD

MODIFIED LIGHT COLLECTOR (2.2F)

NTS

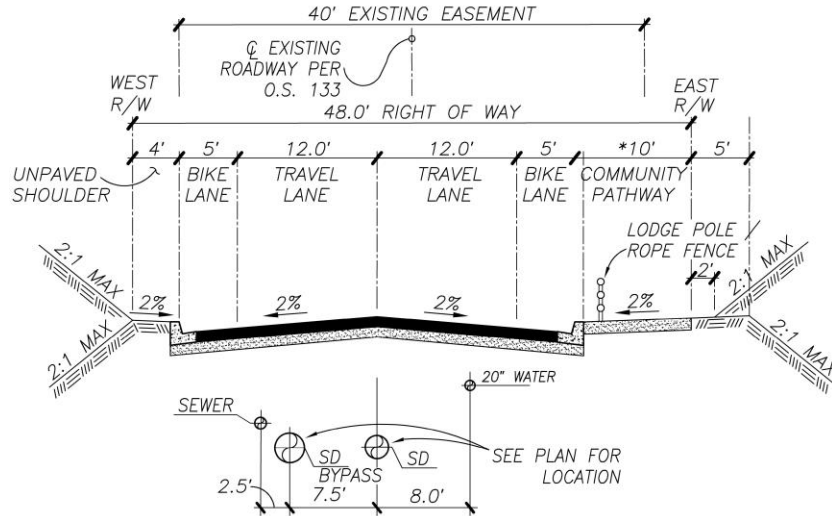
NO PARKING PERMITTED
40 MPH DESIGN SPEED

WAIVERS:

- MODIFICATION/ELIMINATION OF PARKWAYS AS SHOWN
- RIGHT OF WAY REDUCED FROM 52' TO 49'

Exhibit 30 - Street Section 10A - Modified Light Collector 2.2F (40' ROW)

Not to scale



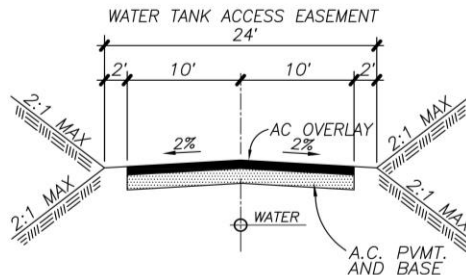
10b

**PUBLIC PROCTOR VALLEY ROAD/THRU STATE LANDS
MODIFIED LIGHT COLLECTOR (2.2F)**

NO PARKING PERMITTED
40 MPH DESIGN SPEED
*WIDTH OF COMMUNITY PATHWAY MAY VARY DUE TO INSTALLATION OF SIGNS FOR SHORT DISTANCES
NTS
WAIVERS:
- MODIFICATION/ELIMINATION OF PARKWAYS AS SHOWN
- RIGHT OF WAY REDUCED FROM 52' TO 48'

Exhibit 31 - Street Section 10b - Modified Light Collector 2.2F (40' ROW)

Not to scale



11

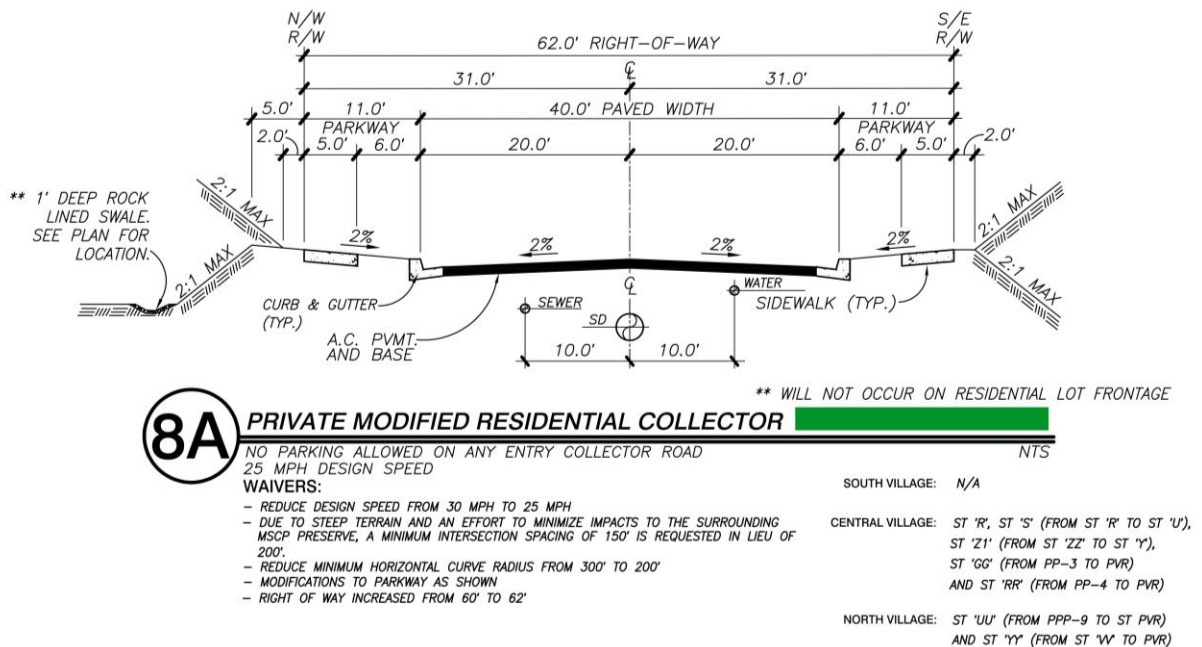
**COUNTY PUBLIC ACCESS ROAD/
WATER LINE MAINTENANCE ROAD**

25 MPH DESIGN SPEED

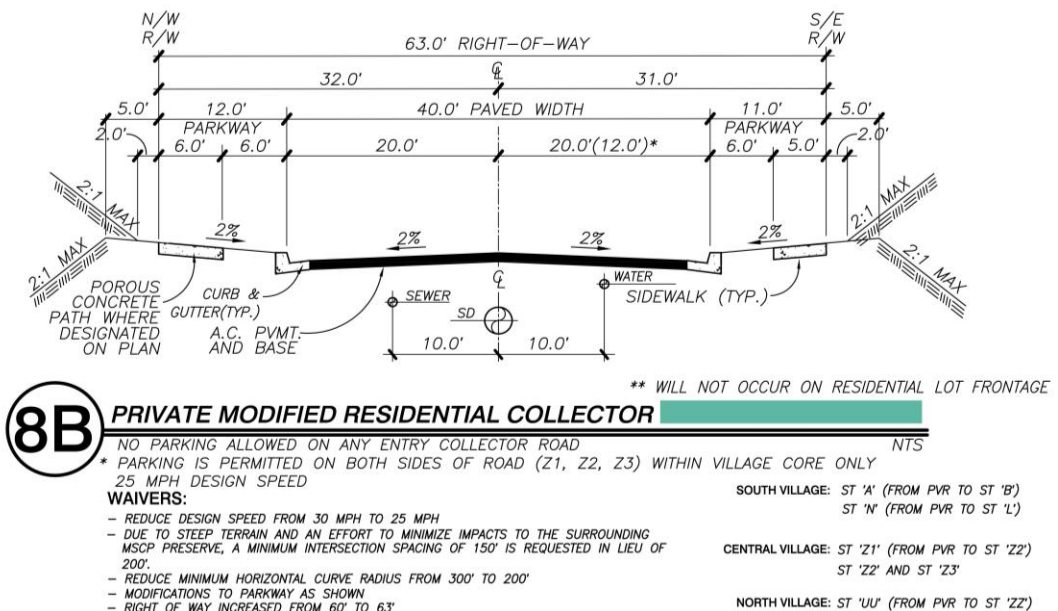
NTS

**Exhibit 32 - Street Section 11 - County Public Access Road/
Water Line Maintenance Road)**

Not to scale

PRIVATE STREETS**Exhibit 33 - Street Section 8A - Modified Residential Collector (54' – 62' ROW)**

Not to scale

**Exhibit 34 - Street Section 8B - Modified Residential Collector (54' – 62' ROW)**

Not to scale

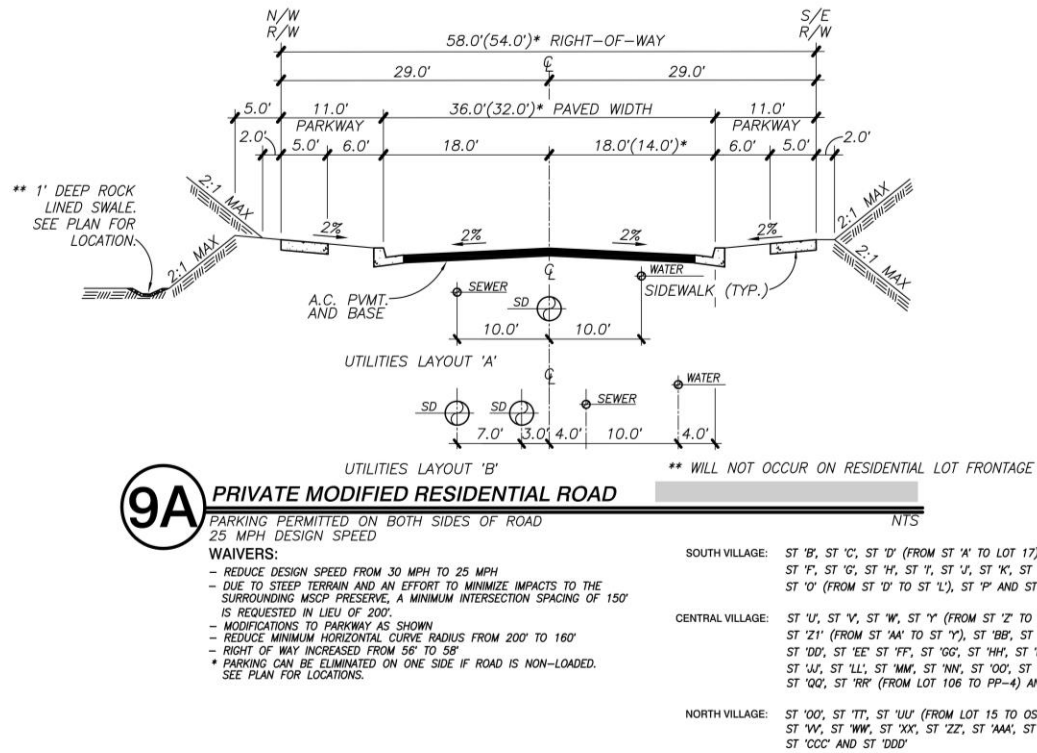
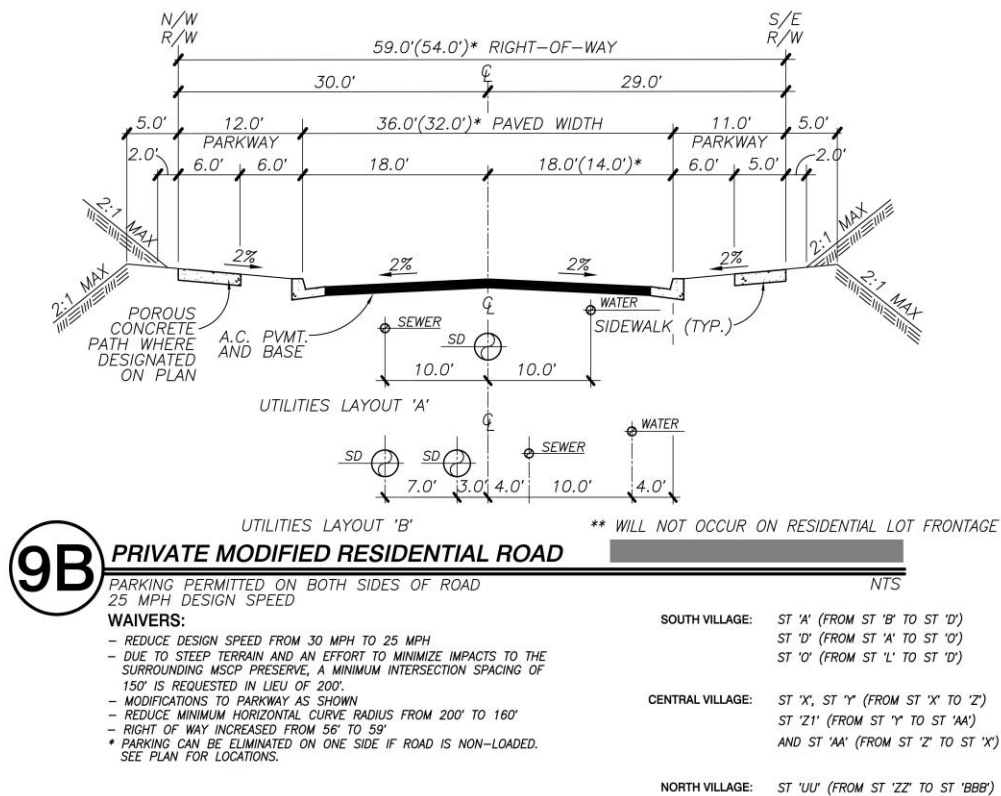


Exhibit 35 - Street Section 9A –Modified Residential Street (54' – 58' ROW)

Not to scale

**Exhibit 36 - Street Section 9B –Modified Residential Street (54' – 58' ROW)**

6. GATED ENTRIES

Gated entries may serve neighborhoods R-10 and R-11 (Age Restricted Homes) and single-family neighborhoods R-3, R-9, R-13 and R-15. The gated entries enhance the design theme through landscaping and architectural elements and establish individual neighborhood character. The gated entries do not affect the connectivity of the Land Exchange Alternative's circulation network. Gates have been located per County Fire requirements and physical gates will be designed to meet the County's Consolidated Fire Code. An Administrative Permit may be required pursuant to Zoning Ordinance sections 6708. The locations of proposed gated entries are depicted in Exhibit 37, Gated Neighborhood Entry Plan. The Typical Conceptual Gated Entry Plan is provided as Exhibit 38. Access to public parks will not be restricted by gated entries. Refer to the Village 14 Design Plan (Appendix 5) for neighborhood entry and gated entry details.

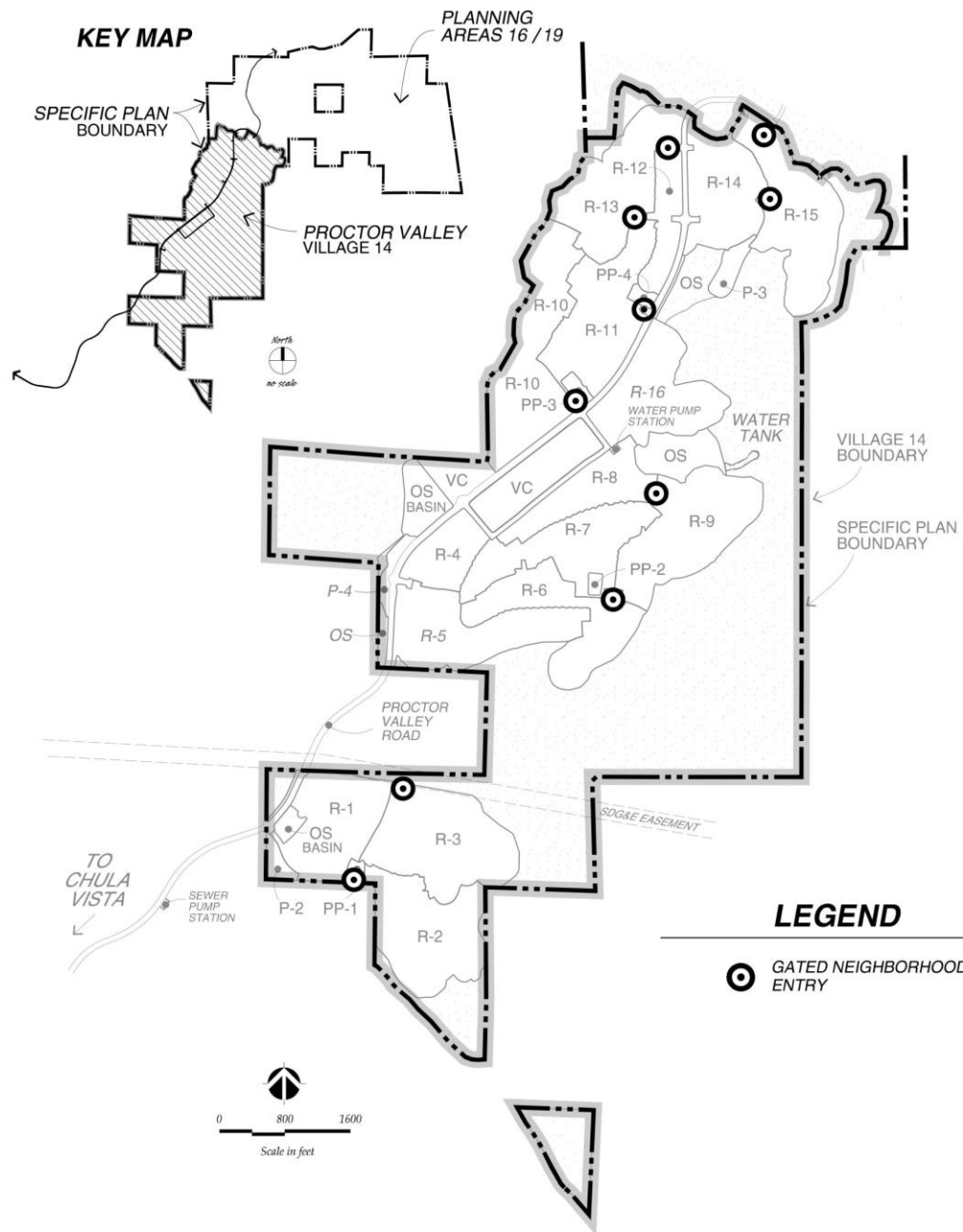


Exhibit 37 - Gated Neighborhood Entry Plan

Not to scale

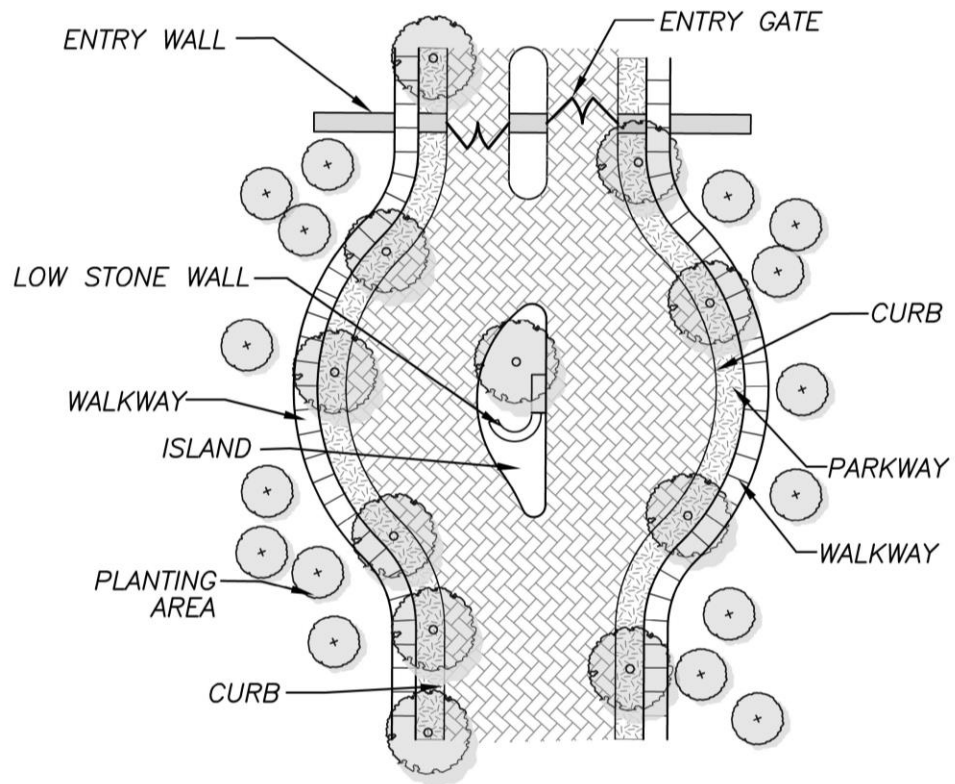
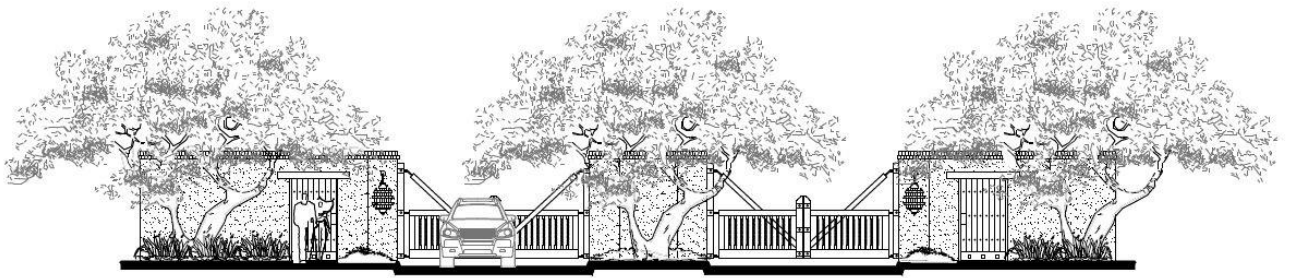


Exhibit 38 - Typical Conceptual Gated Entry Plan

Not to scale

6. TRAFFIC CALMING MEASURES

A “Guiding Principle” of the Otay Ranch GDP/SRP is to provide an integrated system of streets and trails that promote walking and biking, while ensuring vehicular and pedestrian safety. Consistent with the Otay Ranch GDP/SRP, the Land Exchange Alternative incorporates the traffic calming measures are planned to reduce vehicle speeds which increases pedestrian and bicyclist safety. Applicable Otay Ranch GDP/SRP Goals, Policies, and Objective Implementation Measures are identified below.

ENCOURAGE WALKING AND BIKING:

- Villages fashioned to encourage walking and biking on streets linked to interesting destinations, (Otay Ranch GDP/SRP pg. 7);
- Promote alternative forms of transportation, such as bicycle and cart paths, riding and hiking trails, and pedestrian walkways as an integral part of the circulation system, (Otay Ranch GDP/SRP pg. 219);
- Develop patterns of land use which will allow the elimination of automobile trips and encourage pedestrian movement through pedestrian-friendly environments and proper land use mix, (Otay Ranch GDP/SRP pg. 219);
- Encourage pedestrian traffic as an alternative to single vehicle travel, (Otay Ranch GDP/SRP pg. 336);
- Configure internal village streets to give pedestrian traffic a priority, (Otay Ranch GDP/SRP pg. 337);

PROMOTE TRAFFIC/PEDESTRIAN SAFETY:

- Design village roads for human rather than automobile scale while ensuring public safety in all cases, (Otay Ranch GDP/SRP pg. 221);
- Streets shall balance the needs of pedestrians, buses, and automobiles. Intersections shall encourage pedestrian movement, reduce the number of turning lanes (where feasible), reduce auto speed while ensuring public safety, and provide for emergency vehicle access, (Otay Ranch GDP/SRP pg. 104);

REDUCE TRAFFIC SPEEDS:

- Streets shall balance the needs of pedestrians, buses, and automobiles. Intersections shall encourage pedestrian movement, reduce the number of turning lanes (where feasible), reduce auto speed while ensuring public safety, and provide for emergency vehicle access, (Otay Ranch GDP/SRP pg. 104);
- Encourage other transportation modes through street/road design within the village, while accommodating the automobile. Design standards are not focused on achieving LOS standards or providing auto convenience, (Otay Ranch GDP/SRP pg. 217);

BUFFER STREETS WITH LANDSCAPING:

- Buffer walkways with landscaping such as berms, trees and other vegetation, (Otay Ranch GDP/SRP pg. 336);
- Encourage the extensive planting of street trees, while remaining consistent with water conservation goals, (Otay Ranch GDP/SRP pg. 337)

The Land Exchange Alternative traffic calming measures include five roundabouts along Proctor Valley Road, and bay parking with landscaped pop-outs within the Village Core and intersection neckdowns along Residential Collectors and at key intersections within residential neighborhoods. The locations of intersections neckdowns to be determined during preparation of street improvement plans.

In addition, consistent with the Otay Ranch GDP/SRP Village Character Policy which states “Minimize the width of Proctor Valley Road and encourage slower speeds to avoid creating a barrier which bisects the community,” Proctor Valley Road has been narrowed from a 4-Lane Major Road classification identified in the Otay Ranch GDP/SRP to a 2-Lane Light Collector to slow traffic and increase pedestrian safety.

ROUNDAABOUTS

The Land Exchange Alternative includes five roundabouts along Proctor Valley Road. The first roundabout is located at the primary entrance into South Village 14 residential area and the second is located at the western entrance to Central Village 14 residential neighborhoods. Roundabouts are also located at the western and eastern edges of the Village Core. The fifth roundabout is centrally located along Proctor Valley Road to provide access to North Village 14 residential neighborhoods. These roundabouts moderate traffic speed, enhance safety for pedestrian crossings and minimize queuing at the intersection approaches while maintaining traffic flow. In addition, the roundabouts create gateways into the Village Core and residential neighborhoods through the use of enhanced paving and landscaping. Refer to Exhibit 39 for roundabout details and Exhibit 40 for roundabout locations.

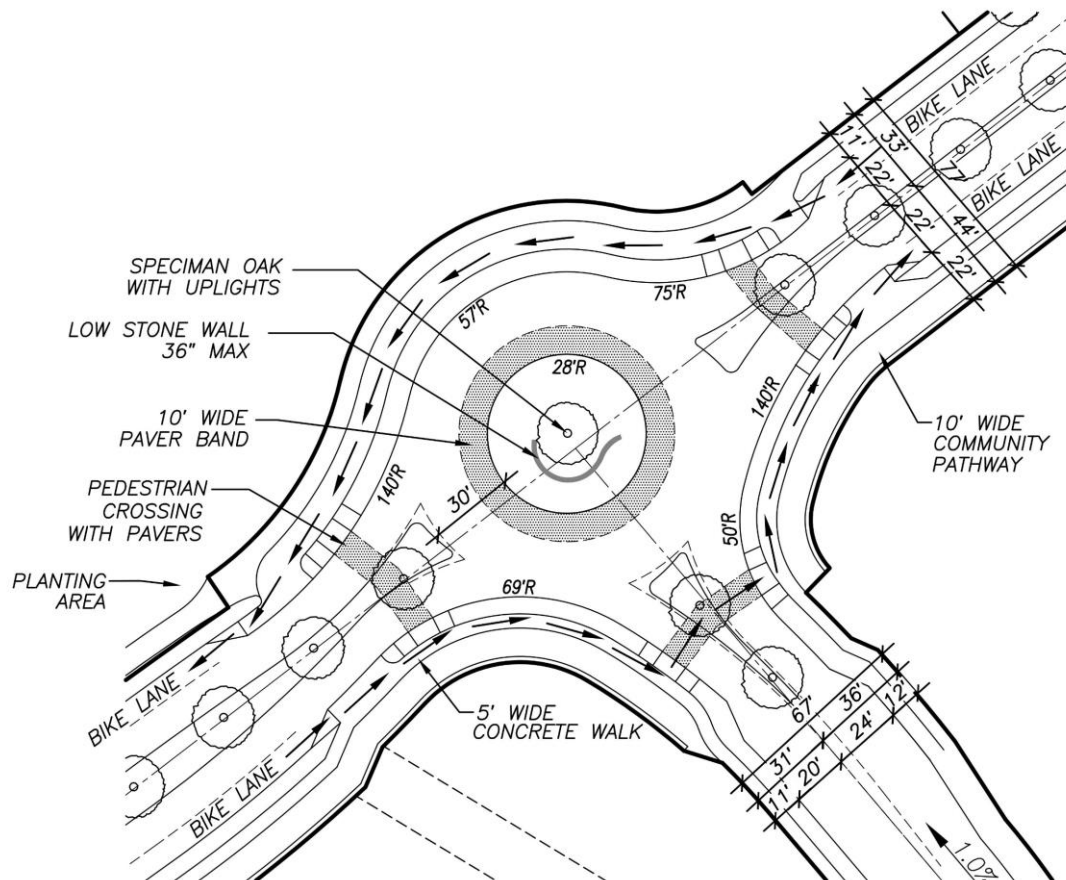


Exhibit 39 – Typical Roundabout Design

Not to scale



Not to scale

Not to scale

PARALLEL BAY PARKING WITH LANDSCAPED POP-OUTS

Bay parking with landscaped pop-outs are located within the Village Core adjacent to the Village Green neighborhood park (P-1), Village Square Community Facility and elementary school site. This traffic calming feature slows traffic by creating pinch points (minimum 24' width) at mid points along these streets. Bay parking with landscaped pop-outs provides protected parallel bay parking and creates a sense of place through enhanced landscaping. Refer to Exhibit 40, Parallel Bay Parking with Landscaped Pop-Outs.

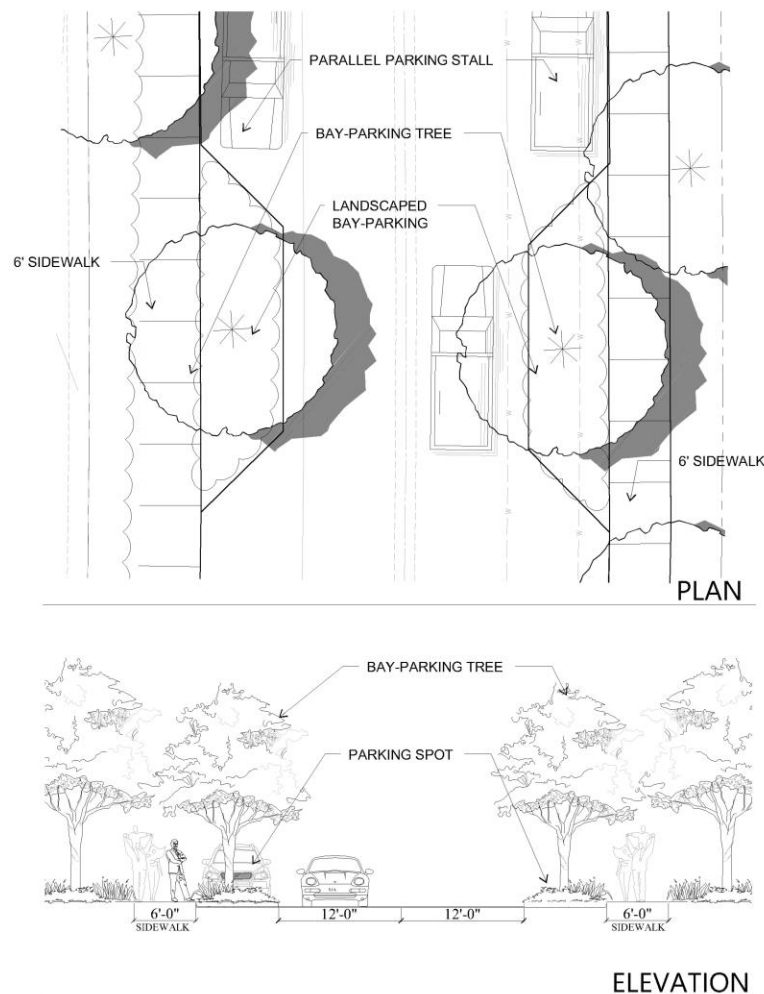
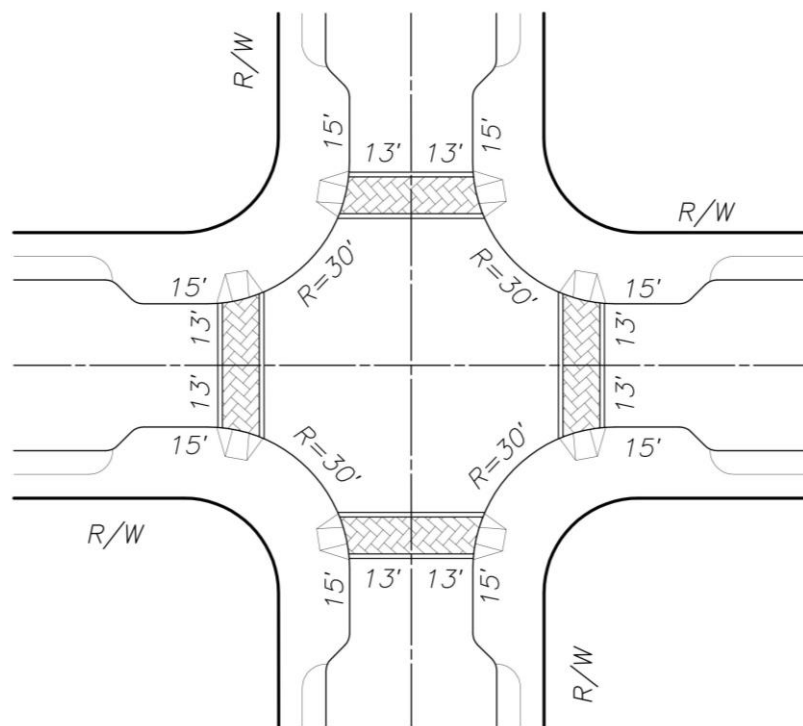


Exhibit 41 – Parallel Bay Parking with Landscaped Pop-Outs

Not to scale

INTERSECTION NECKDOWN

Intersection neckdowns are located along collectors and within residential neighborhoods. This traffic calming feature slows traffic on long, unobstructed road sections by creating “side friction” through the intersection and narrowing each travel way to 12’ (minimum 24’ total width). Neckdowns reduce the crossing distance for pedestrians and create protected parking. Landscaping at the intersection corners carries the landscape character into the neighborhoods. Refer to Exhibit 41).

**Exhibit 42 – Intersection Neckdown**

Not to scale

I. AGRICULTURE PLAN

The Otay Ranch Program EIR (PEIR) requires preparation of an Agriculture Plan concurrent with approval of any specific plan affecting onsite agriculture resources. The PEIR states that the Agriculture Plan shall indicate the type of agricultural activity allowed as an interim use including buffering guidelines designed to prevent potential land use interface impacts related to noise, odors, dust, insects, rodents and chemicals that may accompany agriculture activities and operations.

Historically, agriculture uses in Village 14 and Planning Areas 16/19 included “dry farming” and cattle and sheep grazing. Crop production was limited to dry farming of hay and grains due to limited water availability.

While controlled grazing in the Land Exchange Alternative Land Exchange Area has been a permitted use, grazing was halted in the late 1990s to protect sensitive native habitats. Cultivation has not been permitted as an interim use in the Land Exchange Area. Pursuant to Development Regulations included in this Specific Plan, agriculture uses are not permitted; however, an Agriculture Plan was prepared for the Land Exchange Alternative (Appendix 7).

J. HOUSING TYPES

The Land Exchange Alternative meets the Otay Ranch GDP/SRP goal of providing diverse housing types through development of single family detached, age-restricted single family detached, smaller lot detached and attached units. The community provides single family residential neighborhoods with densities between 1.5 and 6.5 dwelling units per acre. The overall single-family average density is 2.8 dwelling units per acre.

Additionally, the Land Exchange Alternative includes a Mixed-Use Site with 54 multi-family homes on 3.5 acres.

An Affirmative Fair Marketing Plan or participation in the San Diego County Building Industry Association’s Plan, that describes outreach efforts and lending practices to attract prospective homebuyers and/or tenants in the proposed housing marketing area, regardless of gender, age, race, religion, handicap or economic status, will be prepared prior to construction and sales of the housing within the Land Exchange Area.

The Otay Ranch GDP/SRP limits the total units in the Land Exchange Alternative to 1,530 dwelling units; therefore, the number of dwelling units authorized within the Specific Plan may not be increased by utilizing the County of San Diego Density Bonus Ordinance which would otherwise allow an increase in total units. Any increase above 1,530 dwelling units would require an amendment to this Specific Plan.

IV. PUBLIC FACILITIES AND SERVICES

This Chapter summarizes more detailed information contained in the Public Facilities and Finance Plan (PFFP, See Appendix 4). The PFFP is a requirement of the Otay Ranch GDP/SRP. The PFFP evaluates the public facilities needed to serve the Land Exchange Alternative and identifies how the provision of facilities will be phased and funded. The Implementation Chapter (Chapter IV) of this Specific Plan also includes a Phasing Plan (IV.A), Financing Plan (IV.B), a Construction and Maintenance Responsibility Program (IV.C), and the Landscape Maintenance Plan (IV.D) which further describe public facility and service requirements.

A. DRAINAGE

The CEQA Drainage Study for Village 14 and Planning Area 16/19 - Land Exchange Alternative was prepared by Hunsaker and Associates. A synopsis of that study is provided below; the full report is contained as EIR Appendix 4.1-13. The phasing and financing of drainage facilities is addressed in the PFFP.

Natural runoff from most areas north of the Land Exchange Alternative site will be separated from the developed site runoff via separate storm drain systems. Thus, runoff from natural (undeveloped) areas would continue to drain directly to Proctor Valley and the Upper Otay Reservoir, and not comingle with runoff from the development until downstream of the proposed water quality basins (after low flows from the development areas have been treated). However, due to storm drain optimization, and to avoid a double storm drain system in many streets of the proposed development, runoff from some small offsite natural areas will mix with runoff from developed areas as shown in Exhibit 43.

Runoff from the developed Village 14 site will drain to the Upper Otay Reservoir via Proctor Valley. The runoff from the 85th percentile storm will be treated by seven biofiltration basins and two roadside biofiltration areas located adjacent to Proctor Valley Road. Development of the site will not cause any diversion to or from the Upper Otay Reservoir watershed.

Onsite peak flow runoff will also be routed through the biofiltration basins and discharged to the Proctor Valley Road culverts and on to the Upper Otay Reservoir. The performance of the biofiltration basins is described in depth in the *Priority Development Project SWQMP for Otay Ranch Village 14 and Planning Areas 16/19 – Land Exchange Alternative*, prepared by Hunsaker & Associates.

Runoff would be detained in the water quality/hydromodification basins and treated during the time it takes to drain completely. The locations of these BMPs can be seen in Exhibit 43. Treatment would include the settling of pollutants within the basins and filtering through the heavy vegetation at the bottom of each basin. A trash and debris rack would be fitted to the base of each structure to prevent clogging of the low-flow orifices. In this way, stormwater pollutant, trash and debris removal would occur prior to discharge into Upper Otay Reservoir. Outlet structures at each basin would be sized and designed to convey runoff from the 100-year storm event.

Runoff conveyed in the storm drain systems will be treated in compliance with RWQCB regulations and federal criteria prior to discharging to natural watercourses.

Post construction Best Management Practices (BMPs) refer to specific storm water management techniques which are applied to manage and treat post construction site runoff to minimize erosion. BMPs include “source control,” aimed at reducing the amount of sediment and other pollutants, and “treatment control” aimed at keeping soil and other pollutants onsite once they have been loosened by storm water erosion.

All structural BMPs for the Land Exchange Alternative will be located to infiltrate, filter or treat the required runoff volume or flow (based on first flush rainfall) prior to its discharge. The BMPs will be designed to reduce toxin, nutrient and sediment loading of the first flush from the development. Structural BMPs will remove pollutants from urban runoff by simple gravity settling of particulate pollutants, filtration, biological uptake, media absorption or other physical, biological or chemical process. Volume-based and flow-based BMPs will be designed to mitigate the volume and maximum flow-rate of runoff produced from a storm event.

Per the County of San Diego BMP Design Manual and the Final Hydromodification Management Plan (HMP) (March 2011), priority projects that have the potential to increase unmitigated peak flows and do not directly discharge to exempt water bodies are required to perform a hydromodification analysis. The proposed basins will be engineered to serve for both water quality treatment control and hydromodification purposes. The basin sizes, composition and riser structures are to be designed by the Project Design Engineer to comply with flow control requirements of the MS4 Permit. Implementing flow control hydromodification requirements will minimize the potential of storm water discharges from the MS4 from causing altered flow regimes and excessive downstream erosion in receiving waters. For San Diego area watersheds, the range of flows that result in increased potential for erosion or degraded instream habitat down-stream of Priority Development Projects shall be based on the Final HMP mentioned above.

Maintenance of onsite BMPs will be the responsibility of a CFD or other assessment mechanism, the Homeowners Association (HOA) or a similar approved maintenance entity.

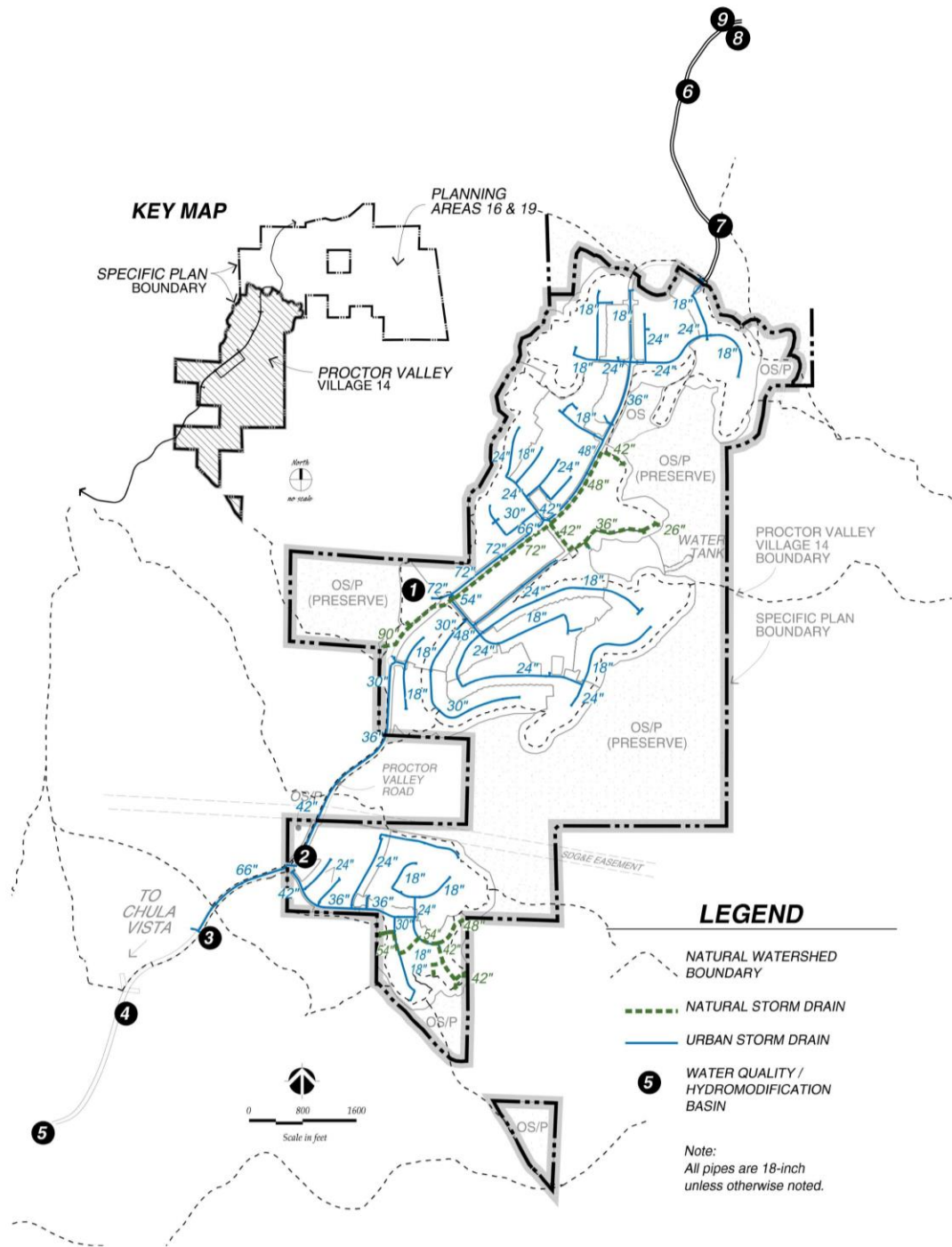


Exhibit 43 - Conceptual Drainage Plan

Not to scale

B. SEWER SERVICE

The *Overview of Sewer Service for Otay Ranch Village 14 and Planning Areas 16/19 – Land Exchange Alternative* has been prepared by Dexter Wilson Engineering, Inc. A synopsis of that plan is provided below; the full report is contained as an appendix to the Project EIR. The phasing and financing of wastewater facilities is addressed in the PFFP.

The County of San Diego establishes sewage generation factors based on population multipliers used to project sewage flows. With the planned developments, the average sewage generation for the Land Exchange Alternative is estimated at approximately 0.38 million gallons per day (mgd).

One onsite sewer lift station will be required to convey flows from Village 14 to the offsite sewer system. This lift station will be operated and maintained by the County of San Diego. As such, the lift station site and any necessary easements will be conveyed to the County of San Diego. The location of these on-site sewer facilities is depicted in Exhibit 44.

The lift station will be designed in accordance with County of San Diego standards to include redundant pumping units, standby power, odor control, overflow storage, and telemetry. The lift station site will also be designed with adequate access to all equipment items and would include fencing for security.

Sewer service will be provided to the Land Exchange Alternative via the Salt Creek Interceptor which is owned and operated by the City of Chula Vista. The County of San Diego and City of Chula Vista have recently entered into a Sewage Transportation Agreement that allows flows from the County of San Diego, including the Land Exchange Alternative, to be conveyed through the Salt Creek Interceptor.

Under this agreement, the Land Exchange Alternative would still annex into the San Diego County Sanitation District, but sewer flows would be conveyed to the San Diego Metro System via the Salt Creek Interceptor.

The Salt Creek Interceptor has been sized to accommodate ultimate development in the service area, including the Land Exchange Alternative. The Salt Creek Interceptor ranges from a 15-inch to 48-inch line.

The November 1994 Salt Creek Basin Study estimated 2,223 EDUs from Village 14 and Planning Areas 16/19 would convey flows to the Salt Creek Interceptor. The Land Exchange Alternative proposes development of 1,596 EDUs (based on City of Chula Vista criteria; 230 gpd = 1 EDU). Flows from the Land Exchange Alternative are not expected to impact the capacity of the Salt Creek Interceptor.

An updated hydraulic analysis for the Salt Creek Interceptor was prepared concurrently with the sewage transportation agreement and the following stipulations were incorporated into the agreement:

- Actual sewage flows from County properties shall be measured prior to entering the interceptor sewer.
- County property may discharge up to 870,000 gallons per day of wastewater to the Salt Creek Interceptor without any need for improvements to the interceptor.

- For flows from County properties that exceed 870,000 gpd, but are less than 1,000,000 gpd, the agreement identifies a 407-foot section of the interceptor that will need to be improved by SDCSD.
- For flows from County properties in excess of 1,000,000 gpd, an amendment to the agreement will be required.

In establishing the flow limitation of 870,000 gpd, the County projected a total flow of 372,873 gpd from Village 14 and Planning Areas 19/19. The current projection for the Land Exchange Alternative is 367,182 gpd using City of Chua Vista Criteria and 378,786 using County Criteria. Actual flows from this and other County projects will be monitored to ensure they do not exceed the 870,000 gpd limit. Sewer service can be provided to Village 14 by constructing off-site sewer facilities to convey flows to the Salt Creek Interceptor and by paying development impact fees for the interceptor. No offsite improvements to the Salt Creek Interceptor are required to provide service to the Land Exchange Alternative.

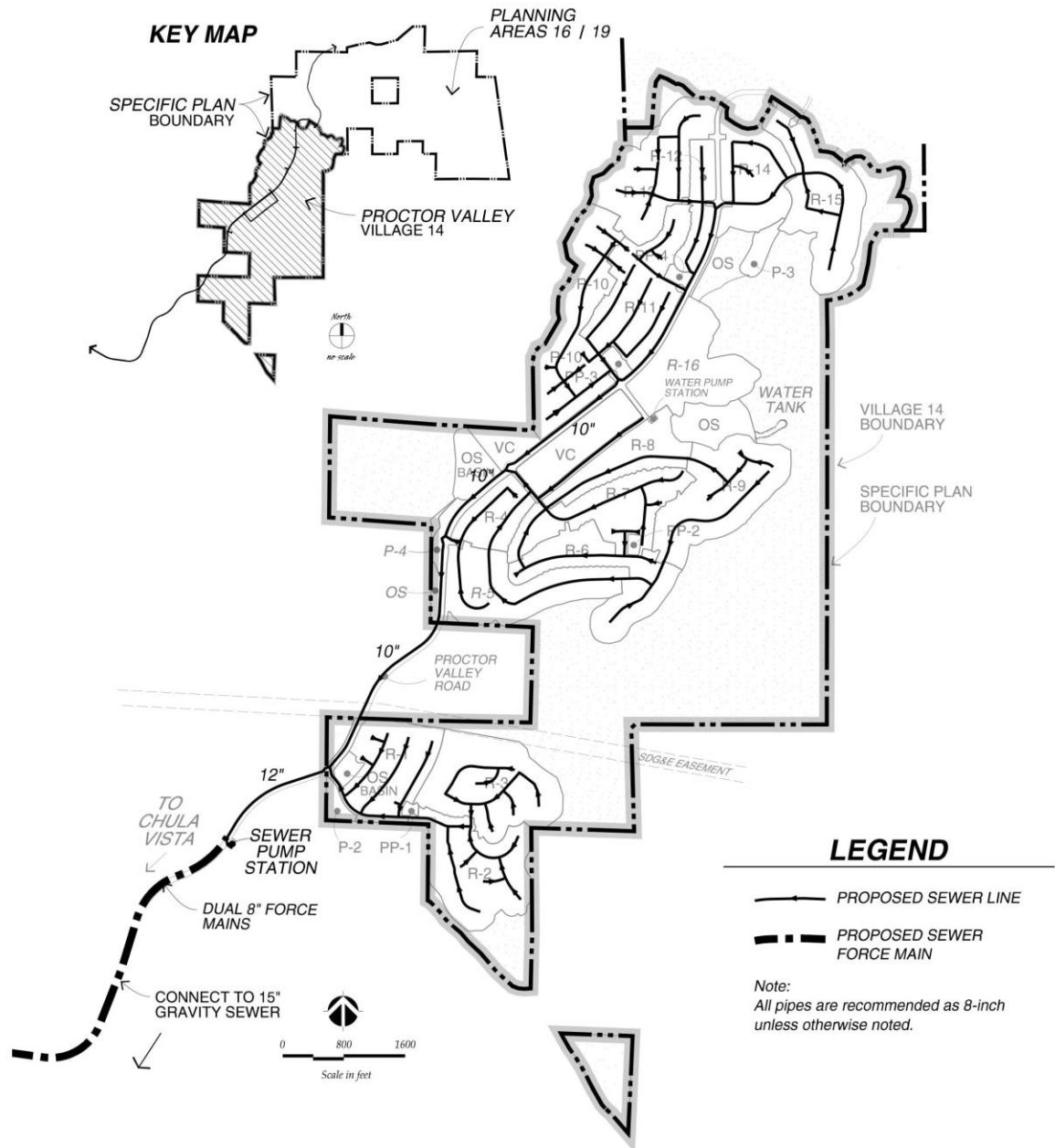


Exhibit 44 – Conceptual Sewer Plan (On-Site)

Not to scale

C. WATER SERVICE

The *Overview of Water Service for Village 14 and Planning Areas 16/19 – Land Exchange Alternative* was prepared by Dexter Wilson Engineering, Inc. A synopsis of that plan is provided below; the full report is contained as EIR Appendix 4.1-16. The phasing and financing of water facilities is addressed in the PFFP.

The Land Exchange Area is within the boundaries of the Otay Water District (OWD), which will be the primary supplier of water to the Land Exchange Alternative land uses. OWD purchases water from the San Diego County Water Authority (CWA), who in turn purchases water from the Metropolitan Water District (MWD). The MWD and CWA plan to provide long term water supplies to member agencies to meet projected water demand based upon regional population forecasts. The Land Exchange Alternative has a projected potable water demand of 0.89 MGD per year.

OWD has not considered a similar WSAV for the Land Exchange Alternative. Nonetheless, while the Land Exchange Alternative would result in additional demand for water supply compared to the Proposed Project, OWD has already analyzed the potential impacts of this additional demand in its Program EIR dated August 2016 accompanying its 2015 Water Facilities Master Plan Update. The Program EIR assumed cumulative development of Otay Ranch Village 14 and Planning Area 16/19 at unit counts consistent with the existing GDP/SRP, which would accommodate the 1,530 units included in the Land Exchange Alternative. In fact, the Land Exchange Alternative would include a General Plan Amendment and Otay Ranch GDP/SRP Amendment to reduce the number of units in Village 14 and Planning Areas 16/19 from 2,123 to 1,626, a reduction of approximately 497 homes. In short, the Land Exchange Alternative would be consistent with, and could actually result in less water usage, than assumed for the Proposed Project in the Program EIR for OWD's Water Facilities Master Plan Update.

The Land Exchange Alternative will be served by the 980 Zone within the Central Service Area and the 1296 Zone within the Regulatory Service Area of the Otay Water District. There are currently two pump stations in the 980 Zone. There are two existing reservoirs in the 980 Zone, both located at the same site, north of Rolling Hills Ranch. These reservoirs each have a capacity of five million gallons for a total of ten million gallons. Major 980 Zone pipelines near the Land Exchange Alternative are all located west of the project and include transmission lines in Hunte Parkway and Proctor Valley Road. The 36-inch transmission line in Proctor Valley Road has been extended to Agua Vista Road within Rolling Hills Ranch.

There is one pump station that supplies the 1296 Zone. This station is located north of Lyons Valley Road near the 944 Zone Reservoirs and has four existing pumps and room for a fifth pump to be added in the future. This station has a firm capacity of 3,300 gpm and pumps water to three 1296 Zone Reservoirs located at the same site. These reservoirs have a total capacity of approximately 5.0 million gallons. Transmission and distribution lines in this area range from 8-inch to 16-inch and include a 10-inch line that is extended in Proctor Valley Road, just to the north of the Land Exchange Alternative.

The Land Exchange Alternative will receive water service by expanding the existing 980 and 1296 Zone water system. Exhibit 45 illustrates the proposed major water facilities onsite near the Land Exchange Alternative. There are several major 980 Zone Water System improvements within the Proctor Land Exchange Alternative which are identified in the Otay Water District's Capital Improvement Program

The Otay Ranch GDP/SRP establishes a goal for conserving water during and after construction of the Otay Ranch. A Water Conservation Plan has also been prepared for the Land Exchange Alternative. The Water Conservation Plan demonstrates a 10% reduction in outdoor residential water use complying with the Landscape Model Water Use Ordinance.

By reducing outdoor water use by 10% on each lot, the Land Exchange Alternative will reduce annual outdoor potable water use by 9,125 gallons per single family home.

In addition to the outdoor water conservation measures, the Specific Plan would also implement the following indoor water conservation features to further reduce potable water demand.

1. Hot Water Pipe Insulation. This measure involves the insulation of hot water pipes with 1-inch walled pipe insulation and separation of hot and cold-water piping. This measure is estimated to result in annual savings of 2,400 gallons per residential unit.
2. Pressure Reducing Valves. Setting the maximum service pressure to 60 psi reduces any leakage present and prevents excessive flow of water from all appliances and fixtures. This measure is estimated to result in annual water savings of 1,800 gallons per residential unit.
3. Water Efficient Dishwashers. There are many water efficient dishwashers available that carry the Energy Star label. These units result in an estimated yearly water savings of 650 gallons per residential unit.

The indoor and outdoor water conservation measures would result in a total reduction of 57,394 gpd for the residential portion of the Land Exchange Alternative. These savings represent approximately 57% of the total potable water use within the Land Exchange Alternative and will help lower per capita water use within OWD.

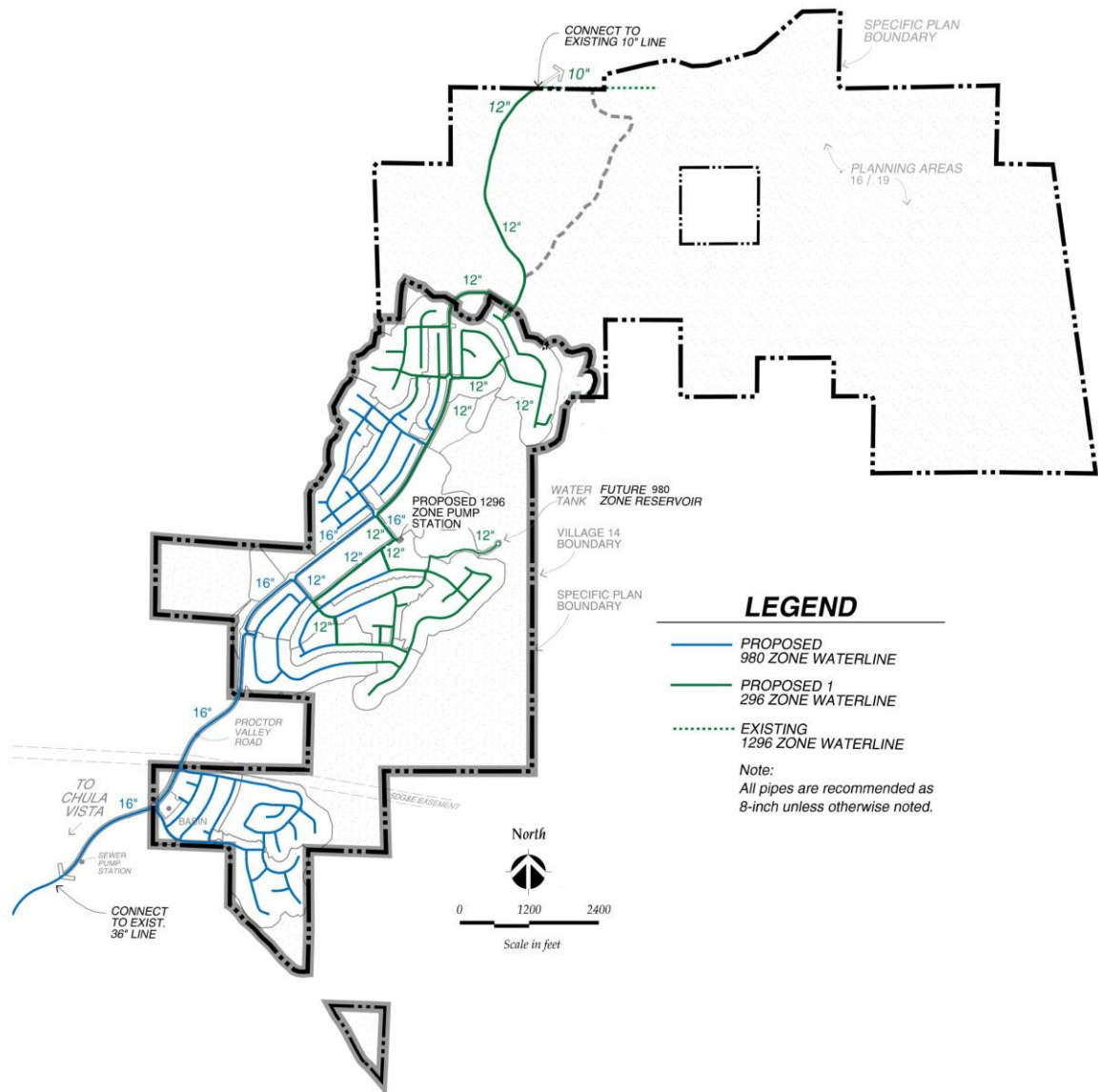


Exhibit 45 – Conceptual Water Service Plan

Not to scale

D. LAW ENFORCEMENT

The County of San Diego currently provides law enforcement services to the Land Exchange Alternative. The Specific Plan includes a 2.3-acre Public Safety site and a Mixed-Use site with retail space. A 500 square foot Sheriff's storefront facility could be accommodated at either of these sites.

Additionally, the Otay Ranch GDP/SRP requires the preparation of design guidelines to deter criminal activity as part of the specific plan process. These guidelines are included in the Village 14 Design Plan (Land Exchange Alternative) (Appendix 5). See the PFFP (Appendix 4) for additional information regarding law enforcement facilities and services.

E. FIRE AND EMERGENCY SERVICES

1. FIRE

The Land Exchange Alternative site is within the service area of the San Diego County Fire Authority (SDCFA). The SDCFA provides fire protection services to the Land Exchange Area. The existing SDCFA Station 36 (Jamul) is approximately 3.5 road miles from the Land Exchange Area's northern entrances. Station 36 has 7 full-time firefighters and either Station 36 or a temporary on-site station would provide initial response to the Land Exchange Area. The Specific Plan reserves a Public Safety Site designated to accommodate a future fire station. *The Village 14 and Planning Areas 16/19 Land Exchange Alternative - Fire Protection Plan*, prepared by Dudek (FPP) evaluates a two-phased approach for fire service. These phases are:

- The Land Exchange Alternative site will be served on an interim basis by a temporary, on-site fire station, and,
- Prior to build-out of the Specific Plan area, an on-site fire station would be available on the Public Safety Site. This permanent station would be able to serve 100% of the residential lots within Village 14 within the 5-minute travel time standard for Village and Limited Semi-Rural Residential lots (County General Plan, Safety Element, Table S-1).
- Fire station timing, size, apparatus and equipment details would be determined as part of a Fire Service Agreement between the SDCFA and the Applicant. This agreement will be negotiated and approved by both parties prior to issuance of grading permits for the Land Exchange Alternative.

Although the Land Exchange Alternative is in the SDCFA service area, the neighboring fires agency, the City of Chula Vista Fire Department, includes resources that may be available to respond to emergency calls as second or third engine via the existing or an updated automatic or mutual aid agreement. Of the existing Chula Vista fire station near the Land Exchange Alternative, Chula Vista's Fire Station 8 is the closest, at approximately 2.9 miles from the southern-most entrance to Village 14.

The Preserve Edge Plan (Appendix 1) and Village 14 Design Plan (Appendix 5) address fuel modification and brush management. The FPP (Appendix 2) describes

the fire protection measures incorporated into the Land Exchange Alternative. The Fire Protection Plan also identifies the components, phasing, and funding of the planned fire station. See the PFFP for additional information regarding fire and emergency services facilities and services.

2. EMERGENCY SERVICES

The San Diego region is exposed to a number of hazards which have the potential for disrupting communities and causing casualties. Possible natural disasters include earthquakes, floods, fires, landslides and tropical storms. There is also a threat of manmade incidents such as war, nuclear disasters, hazardous materials spills, major transportation accidents, crime, fuel shortages, terrorism or civil disorder. The Otay Ranch GDP/SRP includes goals and policies to promote public safety in the event of a disaster. These goals and policies include participating in emergency disaster plans and programs, establishing safe and effective evacuation routes and facilitating post-disaster relief and recovery programs.

The foundation of California's emergency planning and response is the California Disaster and Civil Defense Master Mutual Aid Agreement, a statewide mutual aid system designed to ensure adequate resources, facilities and other support are provided to jurisdictions whenever their own resources prove to be inadequate to cope with a given situation. San Diego County is in Mutual Aide Region 6 of the State system. The Unified San Diego County Emergency Services Organization consists of the County and cities within the County and provides for preparing mutual emergency plans.

See the Wildland Fire Evacuation Plan for Otay Ranch Village 14 and Planning Areas 16/19, (EIR Appendix 3.1.1-3) for more details regarding the evacuation plan approach for the Land Exchange Alternative.

F. SCHOOLS

The Otay Ranch GDP/SRP and Otay Ranch Facility Implementation Plan acknowledged that Village 14 is currently within the boundaries of multiple school districts and requires that school district boundary adjustments be processed concurrent with the Specific Plan. The Plan further recommends that Village 14 be served by the Chula Vista Elementary School District (K-6) and the Sweetwater Union High School District (7-12). Therefore, upon completion of the County of San Diego Department of Education Transfer of Unoccupied Territory, the Land Exchange Area will be within the boundaries of the Chula Vista Elementary School District (CVESD) and Sweetwater Union High School District (SUHSD).

1. ELEMENTARY SCHOOLS

For planning purposes, it was assumed that the Village 14 is within the Chula Vista Elementary School District. The 1,530 homes generate the need to accommodate approximately 504 elementary (K-6) students. The Specific Plan reserves an 8.3-acre elementary school site sized to serve 750 students. The school site may be located within the Village Core, adjacent to the P-1 public park to accommodate the joint use of facilities. The precise location of the elementary school will be determined during preparation of the Master Village Core Site Plan.

There are six existing Chula Vista Elementary School District (CVESD) elementary schools that may serve Village 14 students, including Heritage Elementary School, McMillin Elementary, Hedencamp Elementary, Veterans Elementary, Wolf Canyon Elementary and Camerena Elementary. Based on 2015/2016 enrollment information, Heritage, Hedencamp and Wolf Canyon elementary schools have capacity to serve Village 14 students on an interim basis. However, the CVESD will determine where Village 14 students will be served based on available school capacity at the time students are generated from Village 14.

The Village 14 school site would be reserved for acquisition by the CVESD or dedication to the school district pursuant to an agreement between the Applicant and CVESD. It is anticipated that a graded school site will be delivered to the CVESD, including utilities provided to the site and an all-weather road acceptable to the SDCFA and CVESD. The Otay Ranch GDP/SRP School Facilities Implementation Plan is based on the premise that schools will be constructed when no greater than half of the school's projected students reside in the community; however, facilities phasing is solely determined by the CVESD based on available school capacity near the Land Exchange Alternative. See the PFFP for more detailed information regarding phasing and financing of school facilities.

2. MIDDLE SCHOOL

For planning purposes, it was assumed that the Village 14 lies within the boundaries of the Sweetwater Union High School District and Grossmont Union High School District. The Land Exchange Alternative would generate the need to accommodate approximately 143 middle school (7th-8th grade) students. Middle school students may be served at the EastLake Middle School, approximately two miles from the Land Exchange Alternative, or another facility as determined by the SUHSD.

The SUHSD owns a middle school site within Otay Ranch Village 11 and intends to construct a new middle school with a projected capacity of 1,500 students. Once constructed, middle school students from the Land Exchange Alternative may be served at this new middle school. See the PFFP for additional information regarding phasing and financing secondary school facilities.

3. HIGH SCHOOL

It is anticipated that the 270-high school (9th-12th grade) generated by Village 14 would be served at either existing EastLake High School, located approximately three miles to the west or another facility, as determined by the SUHSD. The SUHSD is currently coordinated with Otay Ranch property owners to identify a high school site within the southeastern portion of the Otay Valley Parcel of Otay Ranch. Once constructed, students generated by Village 14 may be served at this new high school.

G. REGIONAL FACILITIES

In addition to the public facilities described above, the Otay Ranch SRP requires the preparation of Regional Facilities Plans concurrent with the Specific Plan for the following regional facilities:

- Arts and Cultural Facilities
- Cemetery Facilities
- Health & Medical Facilities
- Community Purpose Facilities
- Social & Senior Service Facilities
- Correctional Facilities
- Justice Facilities
- Integrated Solid Waste Facilities
- Child Care Facilities

The following constitutes the Regional Facilities Plans for each facility as required by the Otay Ranch GDP/SRP to serve the Land Exchange Alternative.

1. ARTS AND CULTURAL FACILITIES

The Otay Ranch GDP/SRP anticipates a multi-use cultural complex within the Eastern Urban Center. In addition, public art and artistic public improvements will be visible in the design of the Land Exchange Alternative. Elements such as landscaping, gateways, signage, street lights, paving materials, fencing, street and park furnishings and other key focal points will be utilized. These design issues are addressed in the Village 14 Design Plan.

2. CEMETERY FACILITIES

The Otay Ranch GDP/SRP requires that each Specific Plan confirm the Otay Ranch GDP/SRP conclusion that existing cemetery capacity is adequate to serve Otay Ranch residents, including the Land Exchange Alternative. The Land Exchange Alternative residents create a demand for cemetery space which can be met in the nine cemeteries, memorial parks and mausoleums within the South County area, including Cypress View, Glen Abbey, Greenwood, Holy Cross, La Vista, Mount Hope, Mount Olivet and San Ysidro; therefore, there are no cemetery facilities proposed within the Land Exchange Alternative.

3. HEALTH & MEDICAL FACILITIES

The Otay Ranch GDP/SRP requires that opportunities be provided to health care providers to consolidate health care services as part of the Specific Plan review process. Based on existing and projected services provided in the South County, no additional acute care hospital facilities will be needed to serve the Land Exchange Alternative. Sharp Chula Vista Medical Center broke ground on a 197,000-square foot hospital tower in November 2016 to meet the needs of the growing South County region of San Diego. The grand opening of the new hospital is anticipated in 2019. Both Scripps Memorial Hospital and the expanded Sharp Chula Vista Medical Center will have the capacity to meet the medical needs of Land Exchange Alternative residents. The area will also be served by Paradise Valley Hospital and other local private facilities.

In the area of mental health, service trends indicate an increase in day treatment and out-patient services as an alternative to traditional therapy in a hospital setting. This

change in service delivery will off-set the increased service demand resulting from the Land Exchange Alternative.

Build out of the Land Exchange Area will generate an incremental demand for additional nursing home beds. It is anticipated that this demand can be met in existing nursing facilities within the South County. Building out will also generate the need for medical practitioners (doctors, dentists, chiropractors and allied health professionals).

The following private nursing home/senior service facilities are located proximate to the Land Exchange Area:

- St. Paul's Plaza Senior Living
- Sunrise Bonita Assisted Living
- Villa Bonita
- Westmont at San Miguel Ranch
- Activcare at San Miguel Ranch
- Fredericka Manor
- Veterans Home of Chula Vista
- Canterbury Court
- Pacific Point Retirement Community

Office space for purchase or lease, which is accessible to the public and suitable for siting medical practitioner services, will be available within the Mixed-Use Site, the Eastern Urban Center of Otay Ranch and other retail/office areas within the City of Chula Vista.

4. SOCIAL & SENIOR SERVICE FACILITIES

The Otay Ranch GDP/SRP establishes goals for ensuring that Otay Ranch residents have adequate access to sources of governmental and private social and senior services programs. Social service programs are mandated by State and Federal statutes and regulations and are largely funded from State and Federal sources. The public sector provides many basic support services to needy segments of the population. At the regional level, the County of San Diego has the primary responsibility to provide social services to County residents. The Department of Social Services serves one out of every 11 County residents, or other 100,000 persons each month.

There are numerous non-profit health and social service organizations located in the South County area. The County Area Agency on Aging provides social and nutritional programs, legal services, ombudsman programs and services to prevent or postpone institutionalization of seniors.

5. CORRECTIONAL & JUSTICE FACILITIES

The Otay Ranch GDP/SRP Correctional and Justice Facilities plans do not apply to the Land Exchange Alternative, since no correctional or justice facilities and planned within the Land Exchange Alternative.

6. CHILDCARE FACILITIES

This section implements the Otay Ranch GDP/SRP requirement to prepare a Childcare Master Plan. The Specific Plan provides opportunities to locate facilities to meet the childcare needs of the community. Childcare facilities may be located within private homes or commercial/mixed uses centers, as described further below.

Family Care Homes

Home-based child care includes small family day care homes (SFDCH) which may serve six children and large family day care homes (LFDCH) which may serve 7-12 children. Consistent with the Development Regulations, SFDCHS could potentially be located within single family residential zones in the Specific Plan area.

Child Care Center

Facility-based childcare may be non-profit or commercial facilities located in non-residential land use areas within the Land Exchange Alternative. The Mixed-Use Site could include child care facilities. The State adopted regulations related to licensing, application procedures, administrative actions, enforcement provisions, continuing requirements and the physical environment for a child day care and day care centers. All child care facilities within the Land Exchange Area must comply with State, as well as local, regulations.

7. COMMUNITY & REGIONAL PURPOSE FACILITIES

Community Purpose Facilities (CPF) and Regional Purpose Facilities (RPF) are not required in the County of San Diego and, therefore, do not apply to the Land Exchange Alternative.

8. INTEGRATED SOLID WASTE MANAGEMENT

The Specific Plan will comply with the Otay Ranch GDP/SRP requirements for a waste management system, including:

- Curbside recycling
- Green waste recycling
- Material recovery facility
- Household hazardous waste collection facility
- Landfill capacity

Curbside pickup and recycling will be accomplished through a contract with a local waste management service provider. Recyclables will be sorted at curbside and disposed at the existing Otay Landfill.

It is anticipated that green waste collection will be offered every other week. Trash and recycling service will occur weekly. To promote recycling, it is anticipated that a waste service provider will offer different monthly trash service rates depending on the size of each trash container.

In addition to the above described regional facilities, the Otay Ranch GDP/SRP requires the preparation of facility master plans for library facilities, civic facilities and animal control facilities. These master plans are provided in the PFFP.

V. IMPLEMENTATION

A. CONCURRENT PROCESSING

This Specific Plan is being processed concurrently with a General Plan Amendment, Zone Reclassification, Land Exchange Agreement, MSCP Boundary Adjustment and Otay Ranch RMP Amendment and Boundary Adjustment. A Proctor Valley Road Site Development Permit is also being concurrently processed in the City of San Diego. The Applicant is processing Proctor Valley Road Improvement Plans in the City of Chula Vista for the segment within the City of Chula Vista. A Tentative Map (TM) is also being processed concurrently with the Specific Plan. The Village 14 and Planning Area 16/19 EIR has been prepared to analyze and disclose potential environmental impacts.

1. DEVELOPMENT APPROVALS

a) FUTURE RELATED DISCRETIONARY APPROVALS

The Specific Plan is implemented through two primary discretionary approvals, Tentative Maps and Site Plans.

b) TENTATIVE MAP

The purpose of Tentative Map is to subdivide the Land Exchange Alternative land in compliance with the California Subdivision Map Act, the County Subdivision Ordinance and this Specific Plan. Tentative Maps or revised Tentative Maps are deemed to be consistent with this Specific Plan and shall be approved without amending this Specific Plan under the following conditions:

- Any shift of units from one Planning Area to another must not constitute an increase/decrease in units greater than (+/-) 15% from the original unit count assigned to a Planning Area as shown in the Site Utilization Plan, Exhibit 4 and related Land Use Summary Table (Table 1) and does not exceed the total of 1,530 residential units.
- The modification must not result in a change greater than (+/-) 15% to any of the acreage categories in Land Use Summary Table (Table 1), for the following land uses: Single Family Residential, Multi-Family Residential and Mixed Use.
- Parks, Public Safety, Internal Open Space, RMP Preserve and Circulation land uses may be modified in size/location and configuration, as necessary to comply with requirements to provide public facilities and services pursuant to County standards, the Otay Ranch GDP/SRP and Specific Plan policies and thresholds.
- Land Uses within the area designated the “Village Core” include an elementary school site, a public neighborhood park (P-1), a Mixed-Use Site which includes a Community Facility, up to 15,000 sq. ft. of commercial/retail uses and 54 multi-family units in a mixed-use setting. A multi-family neighborhood and public safety site are also included within the Village Core. Land uses within the portion of the Village Core east of Proctor Valley Road may be shifted so long as the acreage of each land use

is consistent with the tentative map land use allocations and surrounding land uses are not negatively impacted by such shifts.

- In the event the Land Exchange Alternative is approved by the Board of Supervisors, a Tentative Map condition will require Lots 11-18 in R-14 and Lots 22-24 in R-15 to provide a 100' FMZ (provided no vernal pool area is located within the 100' FMZ) or an equivalent combination of FMZ, alternative materials and methods to the satisfaction of the San Diego County Fire Authority. If required, at final engineering a redesign of the lot configuration in these areas to satisfy this condition will be allowed as an administrative approval under the authority of the San Diego County Fire Authority.
- Future Related Ministerial Approvals

After the approval of the Tentative Map and Site Plans, there are several ministerial prerequisites prior to project grading and actual construction of public facilities, single-family residences, or mixed-use site, as follows;

c) *FINAL SUBDIVISION MAPS*

Final Subdivision Maps must be prepared in substantial compliance with the approved Land Exchange Alternative - Tentative Map. The processing of Final Subdivision Maps shall be a ministerial action pursuant to the provisions of the California Subdivision Map Act and the San Diego County Subdivision Ordinance. Where the provisions or procedures of the San Diego County Subdivision Ordinance conflict with the provisions of the Specific Plan, the Specific Plan shall apply. Multiple Final Subdivision Maps may be prepared, processed and approved. Final Subdivision Maps for the Land Exchange Alternative shall be deemed to be in substantial compliance with the previously approved Tentative Map if:

- The Final Subdivision Map is consistent with Specific Plan, including the Specific Plan Development Regulations;
- The Final Subdivision Map does not increase the number of units or lots contained in the approved tentative maps;
- The final grades identified in the Final Map will not substantially and adversely affect the drainage patterns identified in the approved tentative maps or result in pad elevation changes of more than 10 feet;
- Modifications to mapped features such as lot lines, street alignments and driveway locations comply with engineering and zoning requirements;
- Modifications to the size, configuration or location of public facilities are necessary to comply with facility standards or thresholds identified in the Specific Plan, County regulations or standards promulgated by other public agencies with jurisdiction over the subject facilities; and
- The Final Subdivision Map does not encroach into Preserve land uses as identified in the approved tentative maps.

d) SITE PLANS

The Site Plan is a ministerial permit reviewed and approved by the PDS Director. The purpose of the Site Plan is to evaluate compliance with the Land Exchange Alternative - Specific Plan and Appendices, including but not limited to the Specific Plan, the Development Regulations, Village 14 Design Plan, Preserve Edge Plan, Fire Protection Plan, and those sections of the County Zoning Ordinance not in conflict with the Specific Plan and associated Planning Documents. Site Plans include maps and plans containing sketches, text and drawings to present elements of a proposed development sufficient to assure implementation of the provisions of the Specific Plan, including the architectural characteristics, building massing, siting of buildings and structures, vehicular access and the provisions of required improvements.

e) GRADING PERMITS

Pursuant to the County's Grading Ordinance, Grading Plans for the Land Exchange Area are subject to grading review and approval and must be found to be in compliance with the approved Tentative Maps.

f) IMPROVEMENT PLANS

This process typically includes plan check of improvement plans to construct infrastructure that is conditioned as part of the project approval. These plans shall include monumentation, signage, and street hardscape within the public right-of-way. Improvement Plans may be approved by the County of San Diego, City of San Diego and/or City of Chula Vista.

g) BUILDING PERMITS

This process includes plan checks necessary to obtain building permits for buildings and structures. The ministerial building permit review results in the issuance of a Building Permit.

B. SPECIFIC PLAN MINOR MODIFICATIONS AND PLAN INCONSISTENCIES**1. SPECIFIC PLAN MINOR MODIFICATIONS**

It is anticipated that certain changes or modifications to the Specific Plan text and exhibits may be necessary during development of the Specific Plan area. Proposed modifications and revisions that are in substantial compliance with the Specific Plan text and exhibits shall be considered minor modifications and shall not require an amendment to the Specific Plan. The PDS Director shall have the authority to determine if the revision is a minor modification. The PDS Director may refer any proposed modification to the Board of Supervisors for approval.

The following changes or modifications are “minor modifications” for the purposes of determining substantial compliance:

- The PDS Director may administratively approve the transfer of dwelling units between residential neighborhoods consistent with this section if the total of 1,530 dwelling units is not exceeded.
- Minor realignment or modifications to the internal streets serving the Land Exchange Alternative, if approved by the Department of Public Works.

- Changes in design features such as paving, lighting, landscaping treatments, fencing, signage or alternations to elevations, floor plans, and/or Site Plans that do not change residential structure heights or number of stories.

2. INCONSISTENCIES BETWEEN THE SPECIFIC PLAN AND OTHER RULES

To the extent there are inconsistencies between the provisions in this Specific Plan and other rules, regulations, plans, policies, or ordinances of the County, the provisions of this Specific Plan shall be controlling and supersede such other inconsistent provisions. The PDS Director is authorized, upon request of the Applicant(s), to allow changes to the Land Exchange Alternative without amending this Specific Plan, provided any such change is not expressly prohibited by the Specific Plan and the PDS Director determines no new significant impact will be created or no increase in a previously identified significant environmental effect will occur as a result of the requested change(s).

C. PHASING PLAN

The Land Exchange Alternative will be constructed in multiple phases. The Conceptual Phasing Plan, Exhibit 46, divides the Specific Plan into three geographic phases. Necessary infrastructure and amenities for each phase will be provided as the development progresses.

The Phasing Plan is non-sequential to respond to regulatory constraints or economic and market fluctuations. Therefore, this Specific Plan identifies facilities performance thresholds and infrastructure improvements for each phase as if that phase developed without relying on other phases. Table 5 breaks the Land Exchange Alternative into three phases, Table 6 identifies the infrastructure that must be constructed with each phase.

This Phasing Plan also identifies Village-wide thresholds for improvements to Proctor Valley Road, off-site water and sewer transmission lines, provision of the water reservoir, delivery of the school site, improvement of the neighborhood parks and delivery of the Public Safety Site.

Table 5: Phase Summary

Phase	Units	Retail (SF)	Public Parks (acres)	Private Parks (acres)	Civic Uses
South	251		2.9	0.8	
Central	909	15,000	6.4	4.9	10.6
North	370		4.2	1.4	
Total	1,530	15,000	13.5	7.0	10.6

Table 6: Phasing Table

	PHASE		
	South	Central	North
Facility			
Drainage Facilities	X	X	X
Storm Drain Facilities	X	X	X
Sewerage Facilities			
Pump Station	X		
Off-Site Transmission Line	X	X	X
Transportation Facilities			
Proctor Valley Road	X	X	X
On-site Road Improvements	X	X	X
Off-site Road Improvements	X	X	X
Water Facilities			
Off-site Transmission Line	X		
Water Tank (1296)			X
Interim 1296 Pump Station		X	
Transmission line to Water Tank			X
Fire & Emergency Medical Facilities			
Interim Fire Station	X		
Permanent Fire Station		X	
Law Enforcement Facilities		X	
Parks & Recreation Facilities			
Neighborhood Parks	X	X	X
Private Swim Clubs	X	X	X
Senior Activity Center		X	
Private Pocket Parks	X	X	X
School Facilities		X	

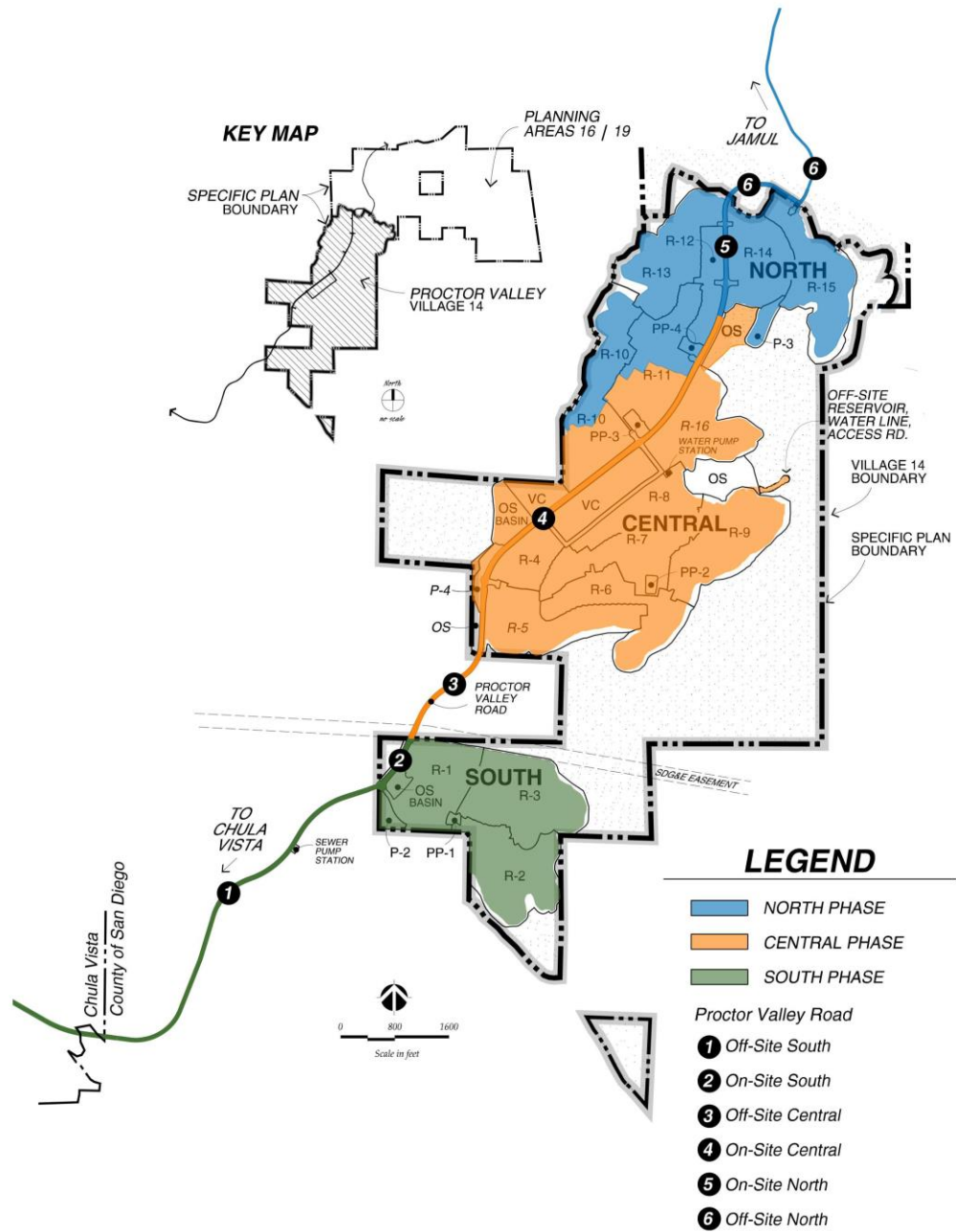


Exhibit 46 - Conceptual Phasing Plan

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D. FACILITIES FINANCING

To finance the public facilities and services described in this Land Exchange Alternative Specific Plan and PFFP, an individual property owner, consistent with Board Policy I-136, may propose to initiate proceedings to form one or more Public Financing Districts with one or more public agencies to finance all or a portion of the cost of the design, engineering, property acquisition, construction and maintenance costs of those community facilities pursuant to applicable law.

The term “Public Financing Districts” means any assessment district, community facilities or other special tax district, infrastructure financing district, maintenance district or other similar financing district created to finance improvements, fees or services, or refund or refinance bonds, including, but not limited to, the Marks-Roos Local Bond Pooling Act of 1985, the Mello-Roos Community Facilities Act of 1982, the Improvement Bond Act of 1915, and the Refunding Act of 1984 for 1915 Improvement Act Bonds.

E. CONSTRUCTION AND MAINTENANCE RESPONSIBILITIES

The construction and maintenance responsibilities of the facilities and infrastructure within the Land Exchange Alternative will be divided among the Applicant, homebuilder, the Homeowner’s Association (HOA), the County, and existing and future districts. Table 7 Construction and Maintenance Responsibilities for Facilities and Infrastructure, describes anticipated construction and maintenance responsibilities.

F. LANDSCAPE MAINTENANCE RESPONSIBILITIES

The Land Exchange Alternative - Landscape Maintenance Plan depicts proposed maintenance responsibilities within the Land Exchange Area (refer to Exhibit 47).

- A Community Facilities District (CFD) will maintain the Otay Ranch RMP Preserve pursuant to the requirements of the RMP 2.
- Community Facilities District(s) or Master HOA will maintain biofiltration/hydromodification basins, flow-based proprietary biofiltration units (such as Modular Wetland Units or Fitterra Systems) landscaping along Proctor Valley Road, external slopes, perimeter walls, public parks and fuel modification areas.
- The Master Homeowners Association(s) will maintain landscaping associated with internal slopes and streets, community and neighborhood entry monuments, private park and recreation facilities and the Community Facility located in the Village Core.
- Single family lots, multi-family sites and the Mixed-Use Site will be privately maintained.
- Public Facility Sites (Public Safety, School, Water Reservoir, Sewerage) will be maintained by their respective owners or per special maintenance districts or maintenance agreements assigned to the Homeowners Association(s).

Table 7: Construction and Responsibilities for Facilities and Infrastructure

	Acquisition	Construction	Maintenance	Ownership	Access
Public Roads	Developer(s)	Developer(s)	HOA or County District	County	Public
Private Roads	Developer(s)	Developer(s)	HOA	HOA	HOA
Off Site Road Improvements	Developer(s) and Fair Share Contribution	Developer(s) and Fair Share Contribution	County/City of Chula Vista	County/City of Chula Vista/City of San Diego	Public
On Site Trails & Pathways	Developer(s)	Developer(s)	HOA or County/District	HOA or County/District	Public
Landscaped Parkways	Developer(s)	Developer(s)	HOA or County/District	HOA or County/District	Public
Public Road Lighting	Developer(s)	Developer(s)	County	County	N/A
Specialty Village Lighting	Developer(s)	Developer(s)	HOA	HOA	N/A
MU Parking Lot	Developer(s)	Developer(s)	HOA	HOA	Public
RMP Preserve	RMP Preserve Dedication	NA	POM Assessment	POM	Public
Internal Open Space (HOA)	Developer(s)	Developer(s)	HOA	HOA	Public
Internal Open Space (Public)	Developer(s)	Developer(s)	County/District	County/District	Public
Public Parks	Developer(s)	Developer(s)	County/District/HOA	County	Public
Private Parks	Developer(s)	Developer(s)	HOA	HOA	HOA
Water System	Developer(s)	Developer(s)	OWD	OWD	NA
Sewer System	Developer(s)	Developer(s)	County/District	County/District	NA
Drainage System	Developer(s)	Developer(s)	County/District	County	NA
Fire Station	Developer(s)/ District	Developer(s)/ District	Fire District	Fire District	NA
School	Developer(s)/ District	Developer(s)/ District	School District	School District	Public
Definitions					
Developer and Fair Share Contribution		Obligation will be satisfied through a combination of developer(s) performance and payment of impact fees.			
RMP Preserve Conveyance		Obligation will be satisfied through compliance with the RMP 2 dedication requirements.			
POM Assessment		Obligation will be satisfied through compliance with the RMP 2 requirement to establish an assessment mechanism.			
Developer/ District		Acquisition and Construction may be performed by the Developer(s) but funded through an assessment mechanism.			
County/District		Performance or title may be held by the County but funded through an assessment mechanism.			

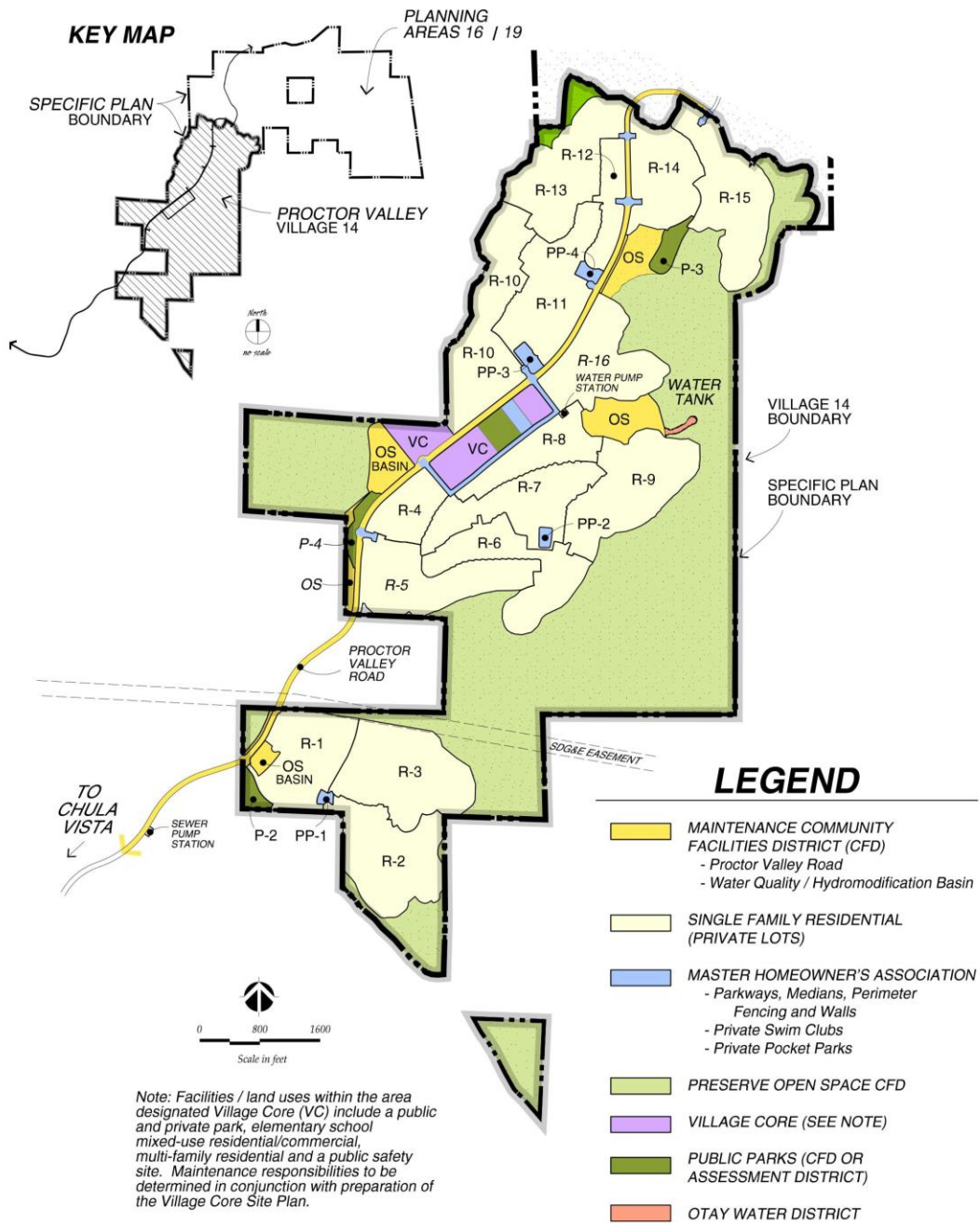


Exhibit 47 - Landscape Maintenance Plan

Not to scale

G. RELATIONSHIP OF SUPPORT DOCUMENTS TO THE SPECIFIC PLAN

The Land Exchange Alternative - Appendices, technical studies and master plans are prepared to support the plans and policies contained in the Specific Plan and provide support information and analysis to enable the Specific Plan to be evaluated in the accompanying Project EIR. While the Specific Plan is consistent with the referral documents, the appendices, master plans and technical reports are not incorporated into the body of the Specific Plan. Accordingly, implementation of the Specific Plan may deviate from the precise provision of these documents, without expressly amending the Specific Plan or the support documents, if the implementing plans are consistent with the plans and policies contained in the Specific Plan and the Otay Ranch GDP/SRP and the related EIR mitigation measures.

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